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SPECIFIC PLAN

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For

THE GLENWOOD ESTATES & GOLF COURSE DEVELOPMENT

UNIVERSITY OF CALIFORNIA

Prepared for

CITY OF SCOTTS VALLEY

PLANNING DEPARTMENT

by

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CITY OF SCOTTS VALLEY

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PREFACE

The Glenwood Estates and Golf Course Development Specific Plan addresses 254 acres of residential and recreational land use in the City of Scotts Valley, California, and 28 acres of recreational use in the County of Santa Cruz, California.

This Specific Plan document is submitted to the City of Scotts Valley, as lead Agency, in compliance with all applicable Federal, State, and Local code requirements which pertain to specific plans in the State of California.

The Specific Plan for the Glenwood Estates and Golf Course Development provides a comprehensive guide for the orderly development of the project, in conformance with the goals and policies of the City of Scotts Valley General Plan and the County of Santa Cruz General Plan.

Companion documents utilized in the preparation of the Glenwood Estates and Golf Course Development Specific Plan are as follows:

- A) City of Scotts Valley General Plan (1986)
by: Environmental Management Consultants
- B) Final Environmental Impact Report (1989)
by: David J. Powers & Associates, Inc.
- C) Draft Supplemental Environmental Impact Report (1991)
by: David J. Powers & Associates, Inc.

1.0. SUMMARY

1.1. Purpose of Specific Plan:

The purpose of the Glenwood Estates and Golf Course Development Specific Plan ("Specific Plan") is to provide a comprehensive set of plans, regulations, conditions, programs, and proposed legislation, which will focus application of general plan policies for guiding and coordinating the development of the Glenwood Estates and Golf Course Development project, as required by the City of Scotts Valley General Plan, 1986, ("SVGP").

1.2. Location of Project:

The Specific Plan Area corresponds to the proposed Glenwood Estates Development site, which is located at the northwest corner of the City of Scotts Valley. The Specific Plan Area encompasses a total 282 acres, of which 254 acres are under the jurisdiction of the City of Scotts Valley, and 28 acres are under the jurisdiction of the County of Santa Cruz and within the planning area of the City of Scotts Valley.

1.3. Project Description:

Glenwood Estates is proposed to be a comprehensive planned residential community, with an emphasis on recreation and open space. As designed, the two planning alternatives provide 210 or 148 single-family homes and 66 or 128 multi-family homes, which will be developed around 150 acres of open space provided by an 18-hole golf course and undisturbed sections of the property. These planning alternatives are referred to as "Alternative A" and "Alternative B" throughout the document. The access and circulation design integrates pedestrian and equestrian paths with the open space areas of the project. The Specific Plan also provides sites for a future school and fire station.

2.0. INTRODUCTION

2.1. Public Agency:

The Specific Plan was required by the City of Scotts Valley and prepared by the Developer in accordance with the SVGP, which proposes the use of specific plans (on page 236) to "ensure systematic execution of the General Plan". The SVGP further designates Special Treatment Overlay Areas for which specific plans should be prepared and include the considerations on page 252 of the SVGP. Special Treatment Overlay Area 12 (which is within the proposed project) is located within the boundaries of the proposed project. The Planning Director has subsequently extended this Special Treatment Overlay Area to correspond to the entire project and has initiated this Specific Plan.

2.2. Detailed Purposes of Specific Plan:

The purpose of this Specific Plan, as summarized under Section 1.1., is to provide a comprehensive set of plans, regulations, conditions, and programs for the proposed Glenwood Estates and Golf Course Development.

After this Specific Plan is adopted by the City of Scotts Valley, its content will become the planning document for the proposed Glenwood Estates and Golf Course development. The content of this Specific Plan will detail the general policies enunciated in the SVGP as set forth in Government Code Section 65451.

The plans which are included in this Specific Plan illustrate recommended rezoning and its relationship to the SVGP, proposed land use, open space, conservation and recreation elements of the project, design for the circulation element,



One inch equals approximately 2.3 miles

REGIONAL MAP

2.2. Continued:

architectural character and lot design criteria for Public/Quasi-Public housing element, coordination of public services utility elements, architectural character and design criteria for public school, fire station and golf clubhouse elements, and any other element of the design which should be effectively illustrated in this manner. The purpose of these plans is to provide the decision-makers and the public with a clear picture of the proposed project, the design considerations which were required to create a comprehensive plan, while conserving the uniqueness of this site, and the standards which are to be maintained when implementing the development. In this context the plans should not be viewed as technical or architectural designs. Their essential purpose is to illustrate the key elements of this Specific Plan and its supporting text.

The guidelines which are contained in this Specific Plan text further establish the design standards which are illustrated by plans in this Specific Plan. The guidelines augment the SVGP and the ordinances which apply to this project, and their purpose is to focus particular considerations which will be required when implementing each stage of the proposed development. The guidelines cover a broad spectrum and include residential lot design, architectural standards, cluster housing design, road profiles, parking requirements, landscaping, hiking trails, irrigation with reclaimed water, golf course operation and maintenance, preservation of wetlands and rare flower reserves, and all other items requiring particular reference, consistent with the SVGP requirements.

The regulations and policies which are necessary to accomplish the purposes of this Specific Plan are also contained in or referred to in the text. By adopting these regulations and policies as part of this Specific Plan, the City Council of Scotts Valley will legally put into effect the implementation program for

2.2. Continued:

the proposed project. The regulations and policies as stated or referred to are therefore an integral part of this Specific Plan and include traffic control, public safety, education, fire control, public transport, reclaimed water quality, rezoning for the proposed development, and energy conservation.

Implementation of this Specific Plan to accomplish its purposes, illustrated by the plans, defined by the guidelines, and controlled by the regulations and policies, will then be achieved through the various programs which are described or referred to in the document. Some programs are already in operation through the SVGP, and others may be required for the proposed Glenwood Estates Development. Examples of such programs include sewer plant extension to provide reclaimed water, Marks-Roos financing for public utilities, development impact fees to fund citywide services, an assessment district to install irrigation supply pipe, CC&Rs, proposed phasing, and a management contract for the golf club.

The above describes the detailed purposes of this Specific Plan and their implementation to accomplish a high quality, comprehensively-planned development, as required by the goals and objectives of the SVGP and the desires of the community.

2.4. Continued:

The site topography is in the form of a wedge-shaped valley, with its axis oriented approximately north/south and tilting in the same direction. Glenwood Drive follows the west edge of the valley floor, and the West Carbonero Creek follows the east edge at an average distance of 450 feet from Glenwood Drive.

The elevation of Glenwood Drive is 700 to 780 feet above sea level, and the property slopes up to ridges which range in elevation from 800 to 1,000 feet. As a result of the wedge shape, the average slope of the valley sides increases significantly toward the north end of the project, although the valley floor remains relatively level throughout.

The northern section of the project is heavily forested, except for the valley floor, and the southern section is open grassland. The ratio between forested and grassland areas is approximately 25/75. The southwest section has gradual and even slopes up to the ridge area, but the southeast section is divided by a series of severe undulations arranged in fingerlike formations.

Based on the standard formula contained in the SVGP, the average slope densite within the Specific Plan Area is 10%. The colored aerial photograph incorporated on page 10 illustrates the topography described above, and the strong relationships between the three distinctive land formations and the overall project planning is further discussed under Section 3.1. The aerial photograph also shows that the site is currently undeveloped.

2.3. Scope of Development and Land Use Issues:

This Specific Plan will guide the orderly and comprehensive development of a planned community, which incorporates the following elements:

			Alternative	
			A	B
			(acres)	
<u>Use/Designation</u>				
A)	Single-family homes	-	81	60
B)	Clustered multi-family homes	-	13	23
C)	Open space - 18-hole golf course	-	112	112
D)	Open space - Nature reserve	-	38	38
E)	Clubhouse and parking	-	3	3
F)	Roads and right-of-way	-	25	25
G)	School and fire station sites	-	<u>10</u>	<u>21</u>
			282	282

The residential units will be developed around the open space provided by the golf course, its lakes, and the nature reserve. Housing character will be a blend of types reflecting the rural nature of the Scotts Valley community. The executive-length golf course (par 65, length 4910 yards) will be designed to avoid any disturbance to the natural wooded areas of the site, and the nature reserves will be accessible by pedestrian hiking paths. The clubhouse will provide a bar/lounge, a restaurant and function room, and other golf-related facilities.

A public road system will serve the complete development and will incorporate all required underground services, including water, sewage, storm drainage, electrical, natural gas, cable TV, and telephone. Conservation issues which are to be specifically addressed by this Specific Plan include preservation of wooded areas, replacement of disturbed wetlands, water conservation through irrigation with reclaimed water, reserves for a potentially rare flower, and energy conservation through design controls.

2.4. Site and Location Description:

The area covered by this Specific Plan is located at the north-west corner of the City of Scotts Valley, and the property boundary corresponds to the City limits on two sides of the site, as shown by the vicinity map on page 4. A portion of the project is located outside the City boundary, in the County of Santa Cruz, and within the City's planning area as defined by the SVGP. The property to be developed consists of the following parcels of land:

<u>Assessor's Parcel No. Reference</u>	<u>Acres</u>	<u>Owner</u>	<u>Juris- diction</u>
23-241-02	158	Developer	City
23-241-03	65	Developer	City
23-111-24	21	School District	City
94-011-16 (part)	28	Salvation Army	County
Public R-of-W	<u>10</u>	Scotts Valley	City
Total Acreage:	282		

The Alternative A plan may require the School District property to be traded and exchanged for 9.4 acres of Parcel #241-02, and the Alternative B plan maintains the school property in its present location. The Salvation Army property will be incorporated under an Agreement with the project Owner. Regional information is provided by the regional map and vicinity map on pages 3 and 4, respectively, and the Specific Plan site and the combination of individual parcels referred to above is illustrated by the parcel map on page 16.



GLENWOOD ESTATES, SCOTT'S VALLEY

VIEW OF SITE, LOOKING SOUTH

(County property is to the extreme right)

2.5. Policy and Regulatory Document:

The SVGP states that the Specific Plan is to "provide for the efficient and focused application of SVGP policies in developing portions of the City" (reference the Scotts Valley General Plan, page 263). An objective of the SVGP is, therefore, that the Specific Plan should be a policy and regulatory document for proposed development in a designated or adopted specific plan area. The SVGP further defines Special Treatment Overlay Areas on pages 251 and 252, for which specific plans shall be prepared prior to any development. Special Treatment Area No. 12 partly overlays the Glenwood Estates Development project to the west of Glenwood Drive, and to achieve consistency with the proposed development, the Specific Plan Area has been extended by the Planning Director to cover the entire project. After approval by the City Council, the regulations, policies, and other guidelines contained in this Specific Plan will apply over the complete Glenwood Estates Development as proposed, and in accordance with the stated objectives of the SVGP.

2.6. Goals, Policies, and Objectives, and Relationship to the Scotts Valley General Plan

The Glenwood Estates and Golf Course project will provide a unique blend of housing, recreation, and open space, in response to market demands, the SVGP, and the desires of the citizens of Scotts Valley. In summary, the goals, policies, and objectives for the Glenwood Estates Development, which are intended to guide orderly development of the total project, are as follows:

- Develop a distinctive and comprehensively-designed residential community and recreational facility.
- Adhere to high standards of planning and location, to protect visual and natural resources and provide for open space.

2.6. Continued:

- Include a major recreational facility (golf course), and encourage application of open space/nature/scenery.
- Adhere to high standards of architecture and maintenance of open space.
- Promote neighborhood development within the comprehensive plan, to provide a range of housing types and create a balanced community.
- Design a circulation system which harmonizes with the natural beauty and topography of the site, is safe and efficient, and integrates alternative modes of transportation (bicycle, horse, foot, hiking) with the open space.
- Develop a scenic and efficiently-managed golf course and clubhouse which will provide a recreational focal point within the City and encourage usage by outside visitors from the adjacent communities.
- Locate the proposed elementary school to promote shared functions with an adjacent school and park, and create combined/expanded recreational facilities.
- Provide a centrally-located and easily-accessible fire station site.
- Provide expanded recreational opportunities for the users of the Salvation Army campground through shared utilization of adjoining properties as a part of the golf course.

2.6. Continued:

On page 252 the SVGP emphasizes that the following special considerations should be addressed when planning for areas designated as Special Treatment Overlays.

- Provision of an economic feasibility analysis and consideration of financial mechanisms to provide public improvements.
- Special design and siting considerations.
- Clustering development to protect visual and natural resources and to provide for open space.
- The inclusion of open space and recreational areas as a part of future development planning.
- The provision for dedication of park land, recreational improvements, and maintenance agreements, as appropriate, within future development.
- The provision for comprehensive circulation planning and improvements with future development.
- The desire to make future land uses compatible with existing surrounding land uses.
- The desire for buffers between land use types and density variations.
- The provision of adequate services to provide for future development.

The goals, policies, and objectives of this Specific Plan, which are summarized on pages 11 and 12, have been prepared based on the above Special Treatment Area considerations and other

2.6. Continued:

portions of the SVGP. A close correlation has therefore been established between the goals, policies, and objectives of this Specific Plan and the SVGP. This is further discussed and referenced under Section 3.1. of this Specific Plan.

2.7. Relationship To Other Jurisdictions:

The Specific Plan is consistent with the regional plan through the impact statement on page 299 of the SVGP, which concludes that "in general, many of the policies contained in the (draft) SVGP strongly reflect established regional goals".

The segment of unincorporated Santa Cruz County which is included in the Specific Plan is zoned open space/timber preserve (TP), which permits the proposed golf course use (ref. Santa Cruz County General Plan, Ordinance numbers 13.10.45 and 13.10.355). The agreement of 28 acres of the Salvation Army property to the proposed Glenwood Estates project impacts the existing density of the "organized camp" use of the property by the Salvation Army. This is compensated for by the reciprocal use clause in the agreement, which allows use of the golf course and open space throughout the Specific Plan Area by the Salvation Army. The Specific Plan is therefore consistent with the County of Santa Cruz General Plan requirements for adjoining property.

2.8. Proposed Project Consistency with Specific Plan:

The Specific Plan has proposed land uses for development within the project consistent with the SVGP. The Planned Unit Development (PUD) process, in accordance with Scotts Valley City Ordinance No. 17.38 et. seq., will allow development within the project consistent with this Specific Plan. The tentative map for the project will be submitted for approval in conjunction with the PUD.

2.9. Severability Clause:

In the event that any regulation, condition, or portion of this Specific Plan is held invalid or unconstitutional by a California or Federal Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and shall not affect the validity of the remaining provisions hereof.

Developer will endeavor to obtain required grading permits and all ancillary approvals from the County of Santa Cruz for the construction and operation of those portions of the proposed 18-hole golf course to be located within the Santa Cruz County. Developer can give no assurances that the County of Santa Cruz will issue necessary permits or approvals for construction and operation of those portions of the golf course located in Santa Cruz County.

PARCEL MAP
& ZONING

APN 94-011-16

in Santa Cruz County
Jurisdiction. Current
Zoning TPZ - Timber
Preserve

ALSO

within Scotts Valley
Planning Area

Open Space/

Scotts Valley General
Plan

APN

23-241-03

Current
Zoning

HR-

IDU/20,000

General
Plan. Low
Density
2 DU/acre Max

APN 23-241-02

Current Zoning

HR-IDU/20,000

R-1-10 IDU/10,000

General Plan
Medium Density
5 DU/acre Max

Special Treatment
Planning Area 12
Housing Cap - 450 units

APN

23-111-24

Cur.Zng.HR.

1DU/20,000

GP Pub./

Quasi

65a

65b

35

40

3.0. LAND USE PLANNING AND REGULATORY PROVISIONS

3.1. Land Use Plan:

The map on page 16 shows the 4 land parcels which comprise the Specific Plan Area. Three parcels (A, B, and C) are within the jurisdiction of the City of Scotts Valley, and the fourth parcel (D) is under County of Santa Cruz jurisdiction. Currently, they have the following land use designations:

A) 23-241-02 (158 acres)

Medium-density residential, maximum of 5 dwelling units per acre, up to maximum of 450 units. Open space and recreation to be included in future planning.

B) 23-241-03 (65 acres)

Low-density residential, up to a maximum of 5 dwelling units per acre, up to a maximum of 2 dwelling units per acre.

C) 23-111-24 (21 acres)

Public/quasi-public or, alternatively, low-density residential.

D) 94-011-16 (28-acre portion of 631-acre parcel)

Outside City limits, under County jurisdiction and zoned open space, timber preserve.

Separate planning of each parcel, in accordance with the SVGP Zoning, would result in a total of over 600 units on the three parcels which now comprise the Glenwood Estates project. The development described in this Specific Plan locates residential, recreational, school, and open space uses in appropriate areas of

3.1. Continued:

the combined site, in a manner which could not be achieved by separate development of the three planning areas. The total number of dwelling units in the Glenwood Estates project is 276, and the overall project density of 1.18 units per acre is between the SVGP's "Estates" and "Low Density" land use classifications.

The residential/golf course design concept described in this Specific Plan was selected because it:

- A) Preserves the natural features of the site;
- B) Provides a recreational amenity specifically sought by the City of Scotts Valley;
- C) Includes development of a public meeting/banquet facility in conjunction with the golf clubhouse; and
- D) Provides an opportunity for "design quality of the highest standard", as encouraged by the SVGP.

The three topographical areas referred to under Section 2.4., and the distinctive natural features of the combined property, strongly influence the overall planning of the project. The land use plans for this project, which are enclosed on pages 26 and 28 illustrate the individual neighborhoods which are incorporated in the overall plan for the Glenwood Estates project, with the golf course and open space becoming the integrating feature.

View corridors have been carefully considered to preserve views of the project site for future residents, golf players, and surrounding neighborhoods. The layout of the central portion of the golf course, combined with the clubhouse and future school site, preserves the openness of the valley floor and maintains views of the natural site features. These features, which include

3.1. Continued:

the woodland at the north end of the site, the main stream corridor, the Cupcake Hill mesa, and the open ridges on the west boundary, are fully retained in their present natural form and will be undisturbed by the development portion of the project. The design of neighborhood roads and Glenwood Drive incorporates partial golf course frontage to further enhance the views and openness of the site for the general public when driving, walking, cycling, or riding through the project.

Residential development has been planned around golf course fairways and below the main ridgelines, which will encourage home architects to frame their designs with these features. The lots have also been arranged with staggered site boundaries to permit improved views. The residential development will be controlled by Design Guidelines described under Section 3.2 of the Specific Plan, which will be enforced through the Covenants, Conditions and Restrictions (CC&Rs) to be submitted with the Planned Unit Development permit application for the project.

The recreational amenities will include an 18-hole executive golf course, a golf clubhouse and banquet facility, a 2.6-mile hiking trail, picnic areas, bicycle paths, an equestrian connector trail, and future playing fields as part of the new school site. The clubhouse is the focal point of the recreation, and its proximity to Siltanen Park will result in diverse recreational amenities being available for use by families. The hiking trail will also open areas of the site which are currently inaccessible, for enjoyment by the general public. The land use plans on pages 26 and 28 illustrate the comprehensive planning which integrates this range of recreational amenities with the residential development and the natural features of the site.

3.1. Continued:

The planning and land use concept for the Glenwood Estates Development incorporates a wide range of goals and objectives from the SVGP, in addition to the Special Treatment Overlay Area requirements previously referred to. The following goals from the SVGP are particularly relevant to this Specific Plan.

<u>SVGP REFERENCE (Section & Paragraph)</u>	<u>SUMMARY OF GOALS DESCRIBED IN SVGP REFERENCE</u>	<u>SPECIFIC PLAN REF (Page #)</u>
<u>Natural Resources</u>		
8.1	Conserve and enhance natural features and their visual beauty.	19, 42, 43
8.2	Increase publicly-accessible locations for viewing.	19
8.3	Land planning techniques to conserve and enhance natural features, including use of native plant material.	18, 19
4.2	Encourage conservation of wooded areas and forests.	19, 42, 43
<u>Community Development</u>		
16	Promote a range of land uses to ensure balanced community.	23
17.1	Promote a variety of housing types and densities.	23
17.4	Compatibility between residential development and surrounding land uses.	30, 32, 44
21	Promote provisions of open space lands to satisfy needs of area residents, employees, and visitors.	7
23	Support the provision of fire services.	59

3.1. Continued:

SVGP REFERENCE (Section & Paragraph)	SUMMARY OF GOALS DESCRIBED IN SVGP REFERENCE	SPECIFIC PLAN REF (Page #)
<u>Community Development</u>		
25.1	Encourage communication and cooperation with educational agencies to ensure planning of school facilities and non-school-hour use of facilities by the public.	19
26	Provide park and recreation facilities; coordinate with bicycle paths and hiking or equestrian trails.	50
28	Integrated transport system to include cycle and pedestrian use.	50
30	Establish and maintain scenic beauty of roads.	47, 52
32	Provide safe and efficient bicycle transportation for travel and recreation.	50
33	Provide safe and accessible hiking trails.	50
34	Achieve a balanced housing market by increasing supply of housing units.	23
35	Encourage provision of rentable/first-time buyer housing.	32

The plans and diagrams and the project description contained in this Specific Plan illustrate the planning and design consistency with the above-referenced goals and objectives.

A breakdown of the land uses in the overall project is as follows:

SUMMARY OF LAND USES INCORPORATED IN THE OVERALL PROJECT

Use	ALTERNATIVE A			ALTERNATIVE B		
	Acres	Units	Density	Acres	Units	Density
A) Single-family residential	81.0	210	2.6	60.4	148	2.5
B) Multi-family residential	13.0	66	5.1	23.0	128	5.5
C) Right-of-Way (Public Dedication)	<u>25.2</u>	—	—	<u>25.2</u>	—	—
Subtotal:	119.2	276	2.3	108.6	276	2.5
D) Open Space - Golf Course	112.0			112.0		
E) Open Space - Natural Reserve	38.0			38.0		
F) Clubhouse & Parking	3.0			3.0		
G) Future School Site	9.4			20.0		
H) Future Fire Station Site	<u>0.6</u>	—	—	<u>0.6</u>	—	—
Subtotal:	163.0			173.6		
Overall Total:	282.2	276	0.98	282.2	276	0.98

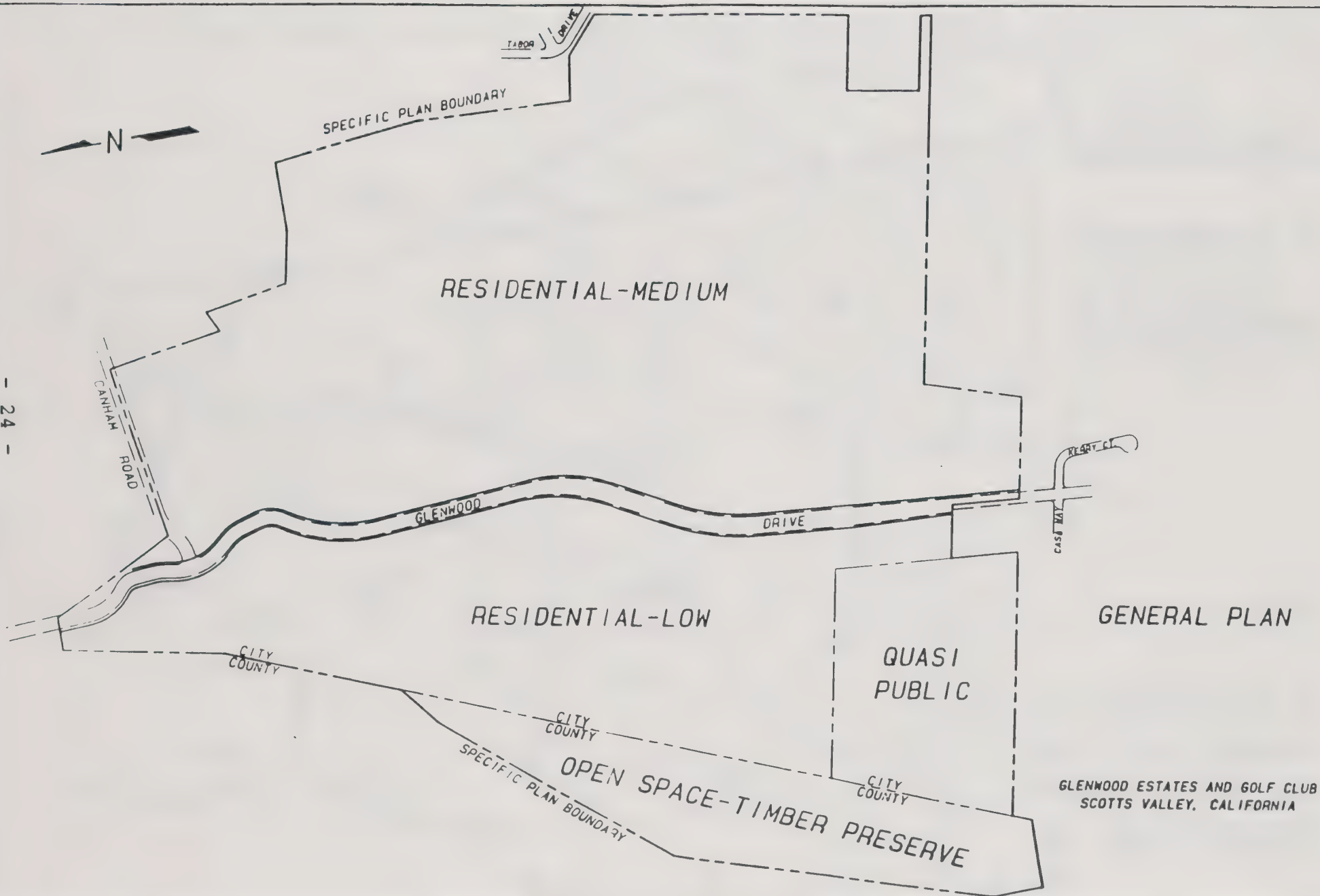
3.1. Continued:

The area of single-family lots will be planned in close relationship to the topography and/or the marketing category. Based on the anticipated lot dimensions for each type, a distribution of the lots relative to their individual areas, is as follows:

<u>Single-Family Lot Area</u> <u>(square feet)</u>		<u>ALTERNATIVE</u> <u>A</u>	<u>ALTERNATIVE</u> <u>B</u>
		<u>No. in</u> <u>Category</u>	<u>No. in</u> <u>Category</u>
8,000 to 10,000 - (1/4 acre)	-	82	75
10,000 to 14,500 - (1/3 acre)	-	90	49
14,500 to 21,800 - (1/2 acre)	-	29	10
21,800 to 30,000 - (2/3 acre)	-	9	6
43,500 plus	-	<u>0</u>	<u>8</u>
Total Single-Family	-	<u>210</u>	<u>148</u>

<u>Condo/Townhome Lot Area</u>		<u>No. in</u> <u>Category</u>	<u>No. in</u> <u>Category</u>
8.6 acres	-	40	* 62
2.8 acres	-	18	18
1.6 acres	-	8	8
9.8 acres	-	<u>0</u>	<u>40</u>
Total Townhome	-	<u>66</u>	<u>128</u>
Total Units	-	<u>276</u>	<u>276</u>

* Condo units in Alternative B





TABOR DRIVE

SPECIFIC PLAN BOUNDARY

PUD
R-1

KEY

PUD
R-1 PLANNED UNIT DEVELOPMENT-
SINGLE FAMILY AND OPEN SPACE
(LOTS 8,000 SF TO 40,000 SF)

PUD
R-M-6 PLANNED UNIT DEVELOPMENT-
MULTI FAMILY (6,000 SF MIN.)

PUD
R-M-8 PLANNED UNIT DEVELOPMENT-
MULTI FAMILY (8,000 SF MIN.)

P PUBLIC/QUASI PUBLIC

OS-TP OPEN SPACE,
TIMBER PRESERVE (COUNTY)

PUD
R-1

PUD
R-M-6

PUD
R-M-8

PUD
R-1

P

CANHAM ROAD

GLENWOOD

PUD
R-M-6

PUD
R-1

DRIVE

CLAY ST.
CASH ST.

PUD
R-1

PUD
R-1

CITY
COUNTY

CITY
COUNTY

SPECIFIC PLAN BOUNDARY

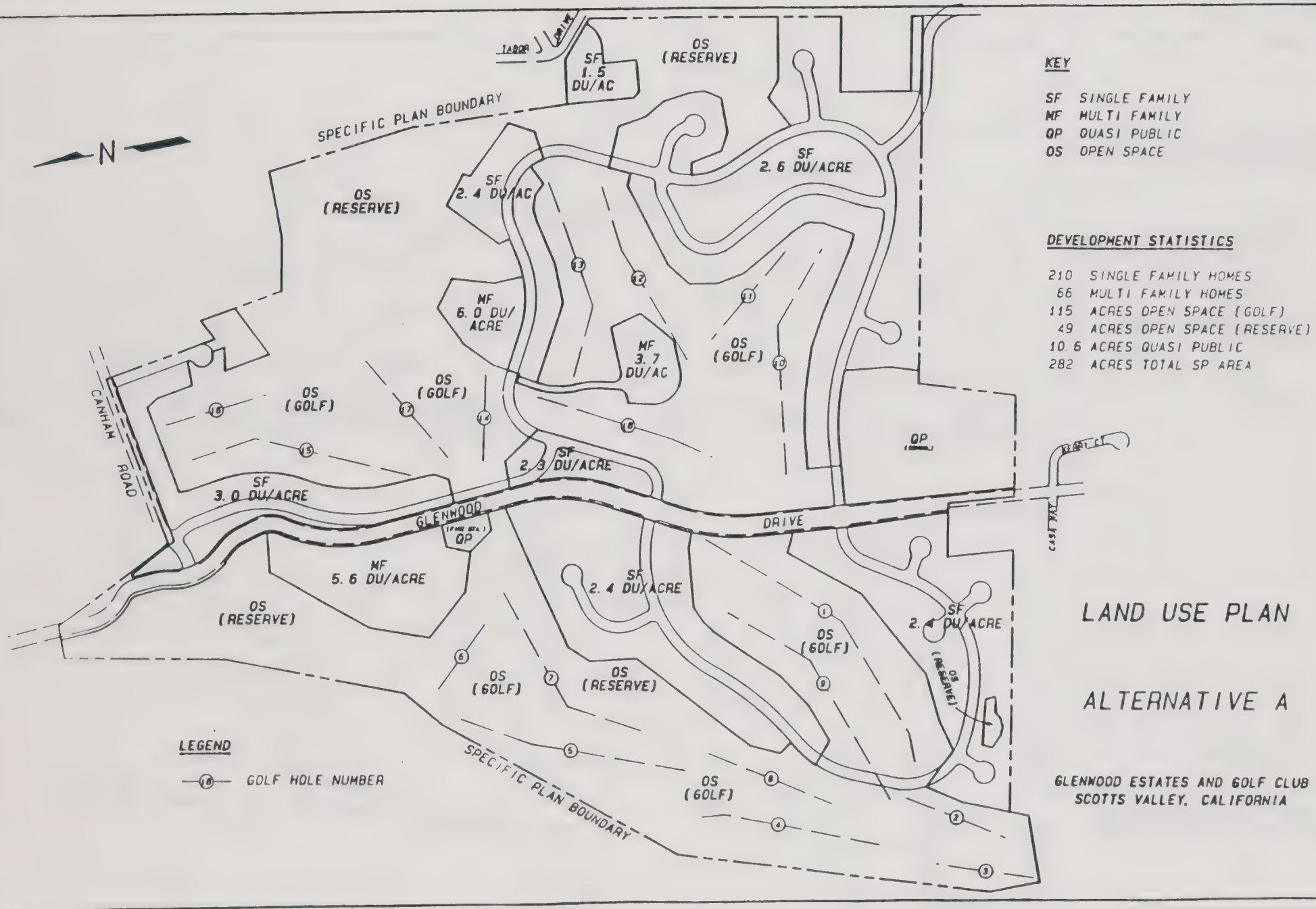
OS-TP

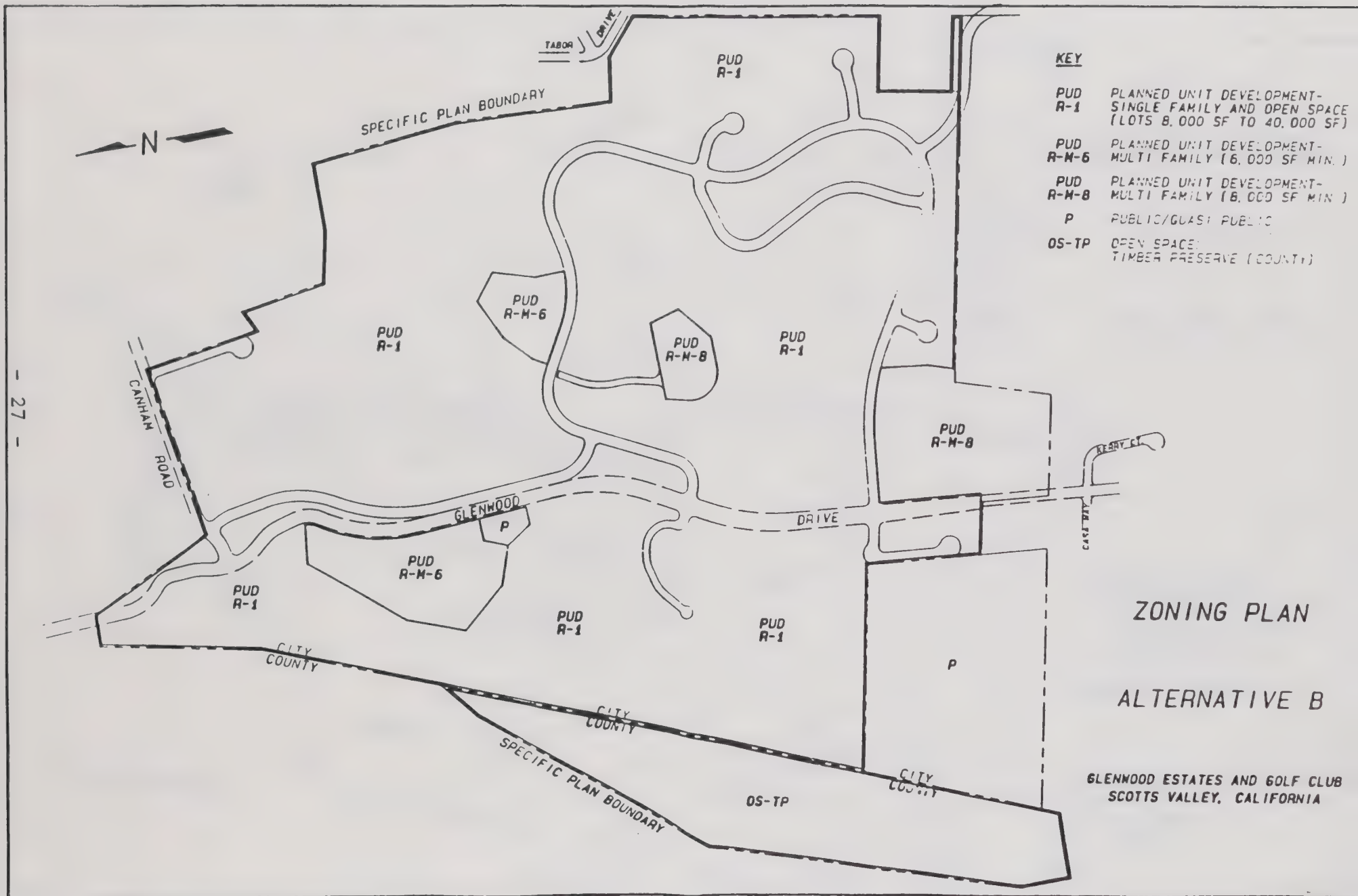
CLAY
COUNTY

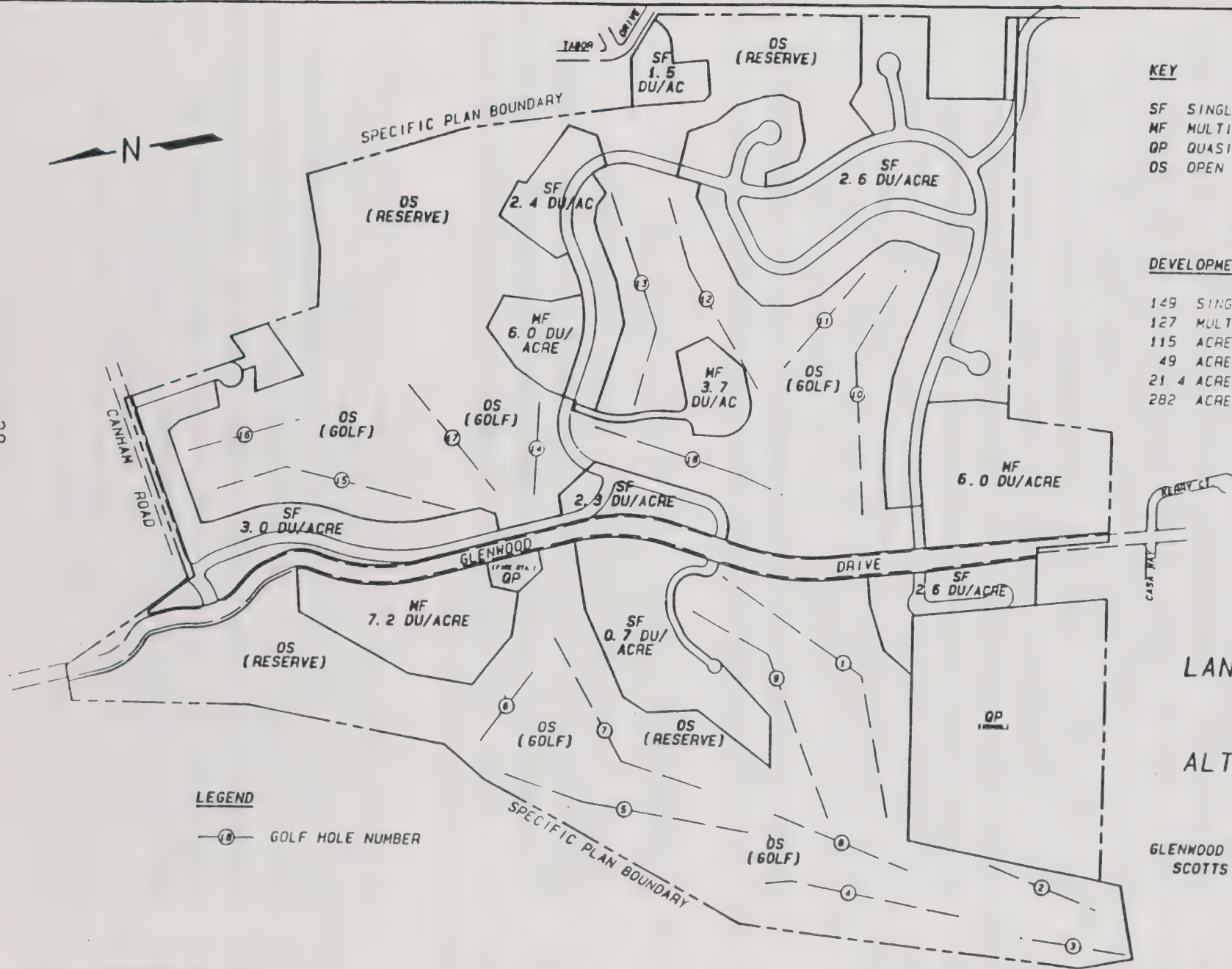
ZONING PLAN

ALTERNATIVE A

GLENWOOD ESTATES AND GOLF CLUB
SCOTTS VALLEY, CALIFORNIA







SF SINGLE FAMILY
MF MULTI FAMILY
QP QUASI PUBLIC
OS OPEN SPACE

DEVELOPMENT STATISTICS

149 SINGLE FAMILY HOMES
127 MULTI FAMILY HOMES
115 ACRES OPEN SPACE (GOLF)
49 ACRES OPEN SPACE (RESERVE)
21.4 ACRES QUASI PUBLIC
282 ACRES TOTAL SP AREA

LAND USE PLAN

ALTERNATIVE B

GLENWOOD ESTATES AND GOLF CLUB
SCOTTS VALLEY, CALIFORNIA

3.2. Architectural Character and Preliminary Design Guidelines:

The architectural design of single-family homes and townhomes to be constructed on completion of the site improvements will be controlled by the Design Guidelines, which will be approved by the City of Scotts Valley through the PUD process. The objective of this procedure is to establish architectural and design consistency which reflects the Specific Plan for the Glenwood Estates project. The approved Design Guidelines will encourage high standards of architectural design within the requirements of the PUD and other applicable ordinances, with emphasis on land form, views, landscaping, natural amenities, quality of building materials, retention of high standards throughout the development of this project, and preservation of these standards in the future.

A summary of pertinent items to be included in the Design Guidelines for the Glenwood Estates Development is as follows:

A) Single-Family:

The single-family lots will be planned in accordance with setback, height, and other constraints defined by the City's PUD Ordinance and set-back requirements summarized on Page 31. The typical lot layouts on pages 33 through 35 illustrate the application of these constraints.

On sloping sites housing will follow the form of the hill by stepping the structure and minimizing the height of subfloors to half of a story ($\frac{1}{2}$ story). Single-family homes will generally be 2-story structures, within the height restrictions required by the PUD Ordinance, and will provide from 2,200 to 3,800 square feet of living area. On "custom" home sites of 20,000 square feet or more, increased living area and single-story structures will be permitted. Smaller living areas in single-story structures may also be allowed under the Design Guidelines in homes which area specifically designed for (active) retirees.

3.2. A) Continued:

Building finishing materials will be predominantly earth and natural tones with up to 3 contrasting elements, e.g., tile roof, stone chimney, wood and stucco combination, tinted glass, etc. Shiny, synthetic materials or colors which are too vivid will be discouraged.

Front yards will be unfenced, and design continuity of landscaping along street frontages will be established by the Design Guidelines and CC&Rs. Sideyard fences will be located 10 feet from the face of the building and continue around the property line. Fences will be designed as open structures and may be constructed from wrought iron or stained wood, to a height limit of 4 to 5 feet. Landscaping of property boundaries or yards shall not delineate yard areas and will respect view corridors. Private patio areas or pools adjacent to the home may be screened by walls or fences in combination with landscaping.

The CC&Rs will define the duties and responsibilities of the Glenwood Estates Homeowners Association relative to the application of approved Design Guidelines. Maintenance of private open space and the hiking paths and equestrian trail which are accessed by the public will be organized through the Homeowners Association and/or the golf course management.

B) Townhomes:

The three townhome areas in the Alternative A plan will incorporate 8, 18, and 40 units on 1.6, 2.8, and 8.6 acres respectively, and will be planned according to the characteristics of each site and the requirements of the City ordinances for multi-family development. The Alternative B plan adds a further 40 townhome units on 9.8 acres as the south end of the site.

SITE DESIGN CRITERIA AND SETBACK REQUIREMENTS - REP. CHAPTER 17.34 SCOTTS VALLEY ORDINANCES

Minimum Lot Size (sq. ft.) & Type	Designation	Max. Site Coverage	Max. Private Enclosure	Front Yard	Side Yard	Side Yd Corner Lot	Rear Yard	Building Height	No. of Stories
8,000 - Standard	R-8S	55%	15%	20'	8'	8'	10'	30'	2
10,000 - Standard	R-10S	50%	15%	20'	10'	10'	15'	30'	2
20,000 - Standard	R-20S	50%	20%	30'	10'	15'	15'	30'	2
8,000 - Golf	R-8G	55%	15%	20'	8'	8'	15'	30'	2
10,000 - Golf	R-10G	50%	15%	20'	10'	10'	15'	30'	2
20,000 - Golf	R-20G	50%	20%	30'	10'	15'	15'	30'	2
8,000 - View	R-8V	55%	15%	20'	8'	8'	10'	35'	2
10,000 - View	R-10V	50%	15%	20'	10'	10'	15'	35'	2
20,000 - View	R-20V	50%	20%	30'	10'	15'	15'	35'	2
32,000 - Mini-Estate	R-32ME	35%	No limit	30'	15'	n/a	20'	35'	2
40,000 - Estate	R-40E	35%	No limit	30'	15'	n/a	20'	35'	2
Townhome	TH	30%	n/a	20'	* 20%	* 20%	* 20%	35'	3

* Percentage of lot width

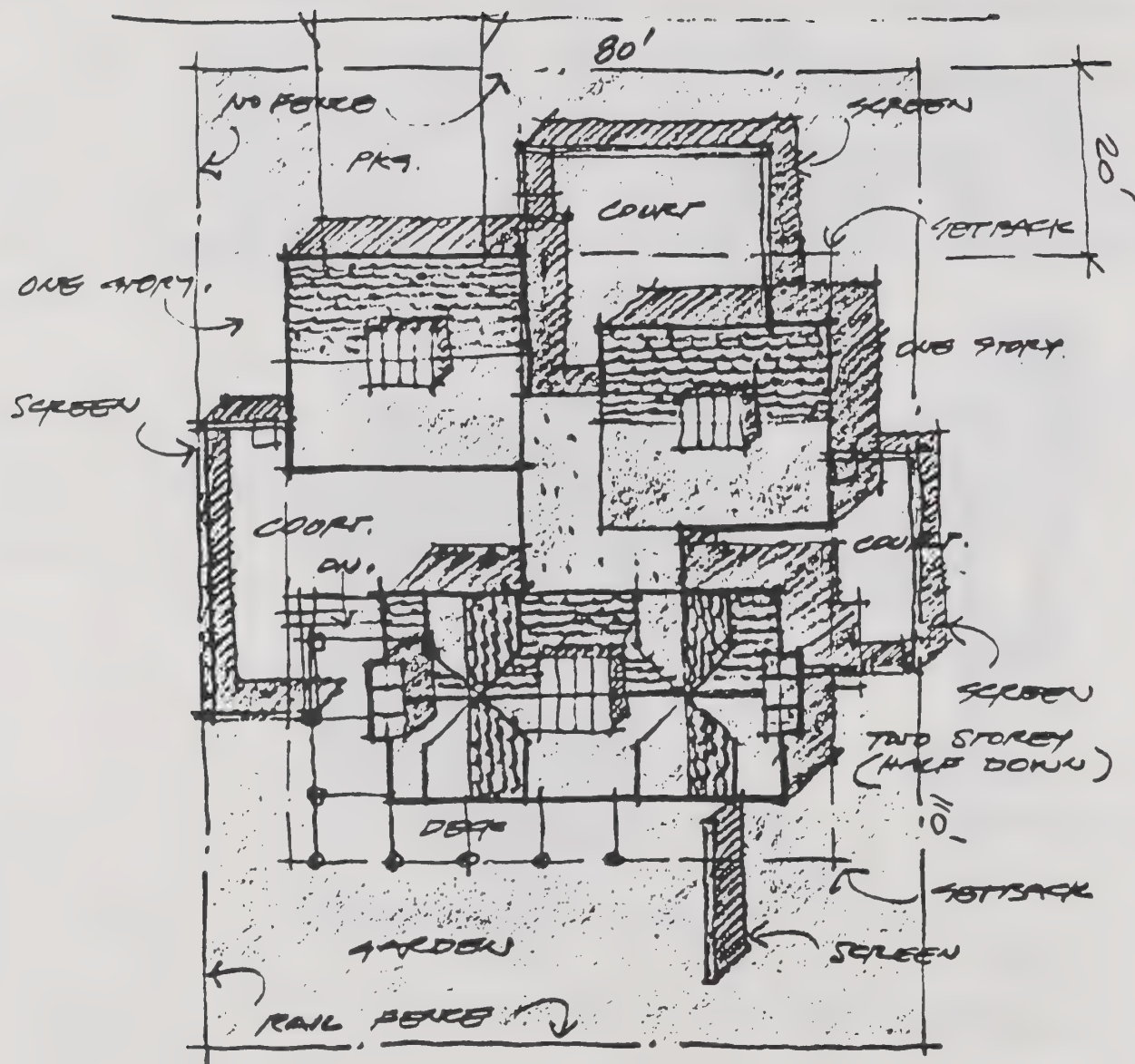
3.2. B) Continued:

The individual townhomes will be 2- and 3- bedroom units ranging in living space area from 1,000 to 2,400 square feet. Each unit will have a 2-car garage, storage space, a private patio area, and spacious kitchen, dining, and living space. The layouts enclosed on Pages 36 and 37 illustrate the proposed massing of the townhome units and the resulting elevations.

The common areas for each complex will provide swimming pools, outdoor function areas, and high-quality landscaping which reflects the natural surroundings of the area. Maintenance of the common areas and facilities will be organized through a Homeowners Association for the townhome sites.

C) Condominium Units (Optional):

Under Alternative B the 8.6-acre site on the east of Glenwood Drive will be designed as a condominium or apartment complex, instead of townhomes, to provide more rentable or "first-time buyer" housing, as recommended by the City Council and the SVGP. The 3-story condominium units will be designed as one- and two- bedroom units averaging 850 to 1200 square feet. The units will be constructed over 1 level of parking, to provide 1.5 spaces per unit. Finishing materials will be similar to Sections 3.2.A) and 3.2.B) above. The plans on pages 38 and 39 illustrate a design concept which responds to the contours of the site to minimize the grading and visual impact.

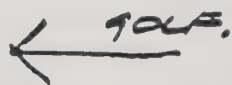
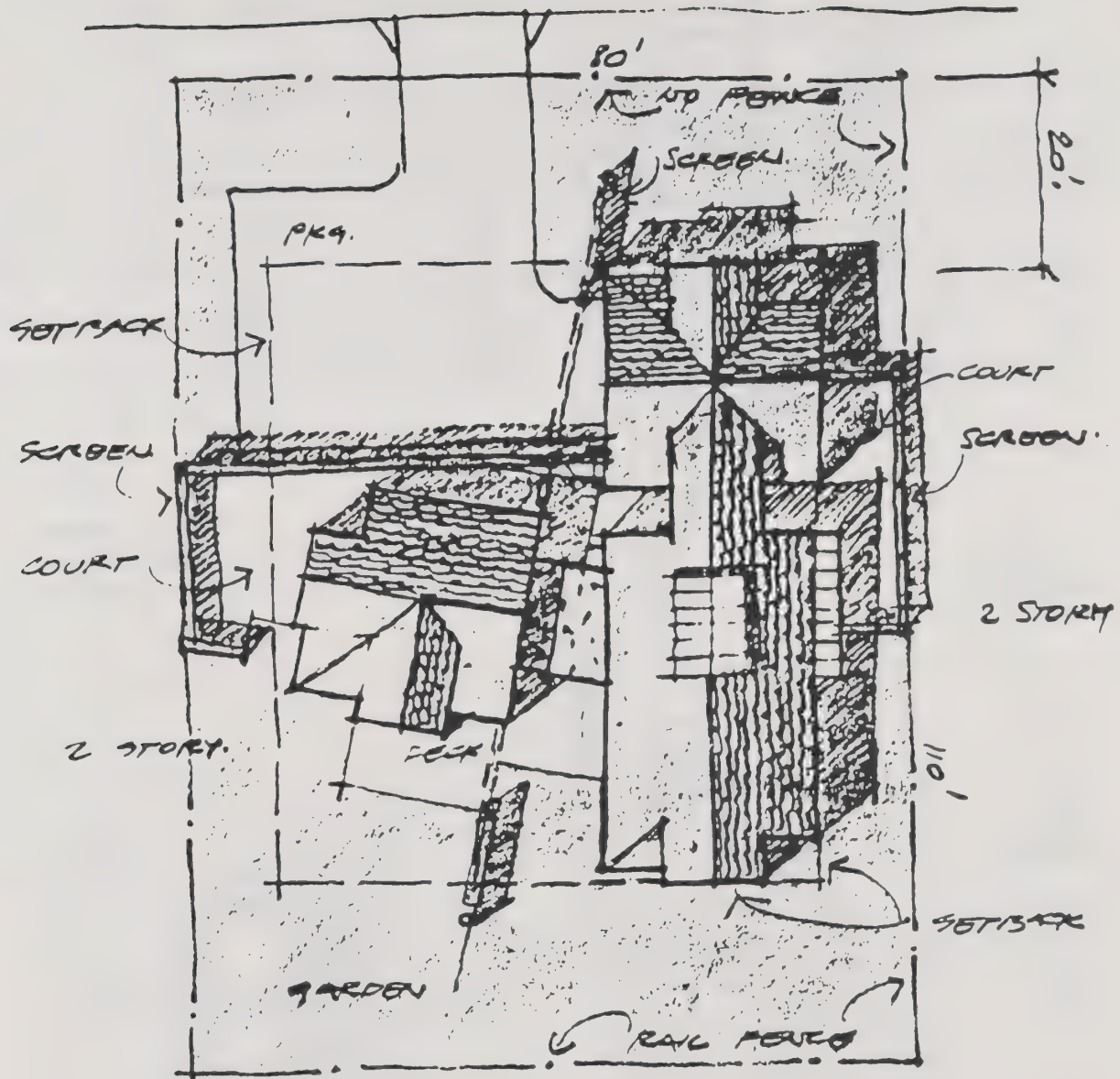


ONE/TWO STORY CONTINUATION.

SCALE 1" = 20'

HAL MURPHY AIA. 2.26.70.

TLEWOOD ESTATES/ SCOTTS VALLEY.



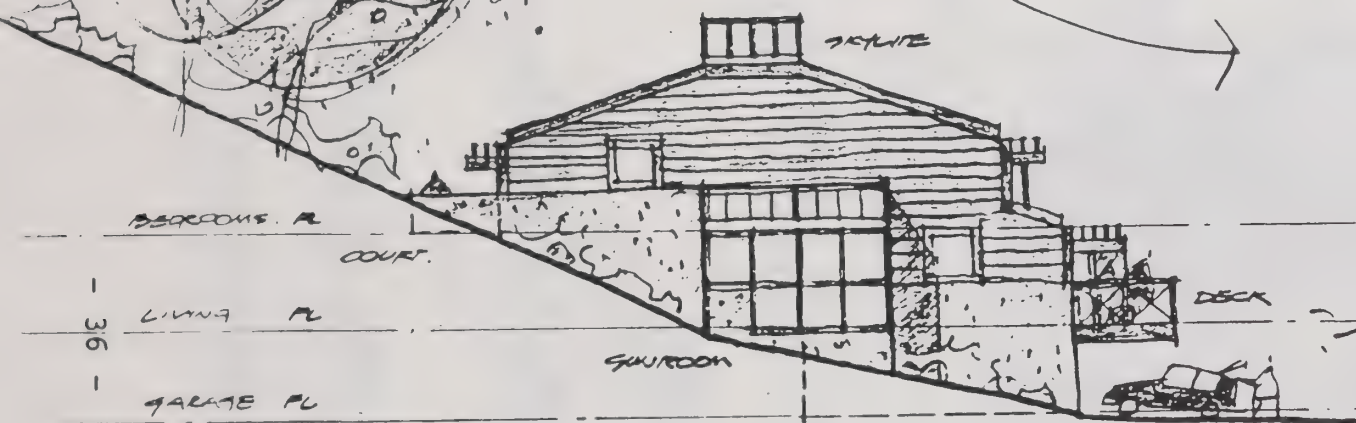
TWO STORY HOUSE & GARAGE
SCALE 1" = 20'

HAC MURPHY AIA. 2.26.70.

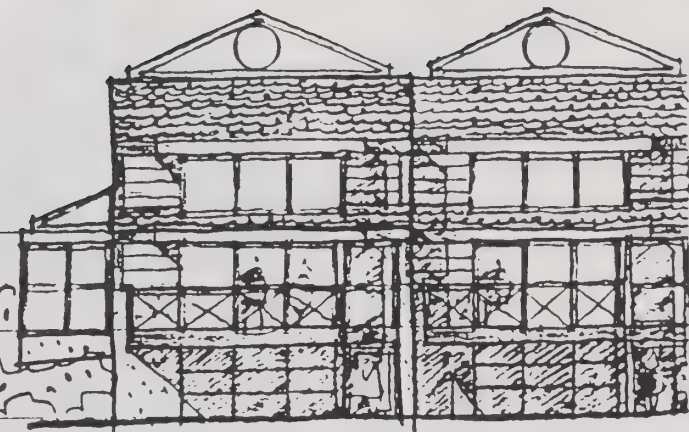
GLENWOOD ESTATES / NORTH VALLEY.



BUILDING FOLLOWS
FORM OF HILL

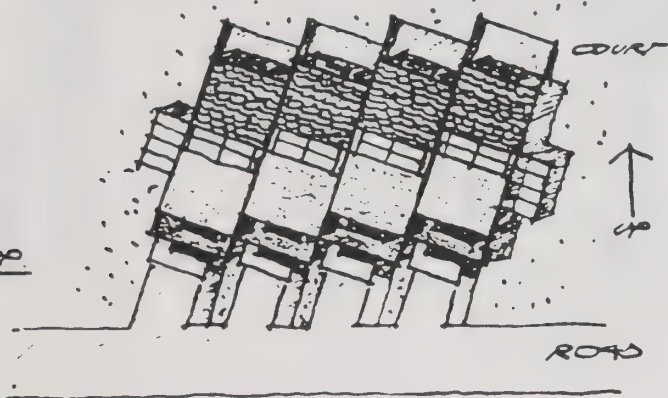


SIDE ELEVATION



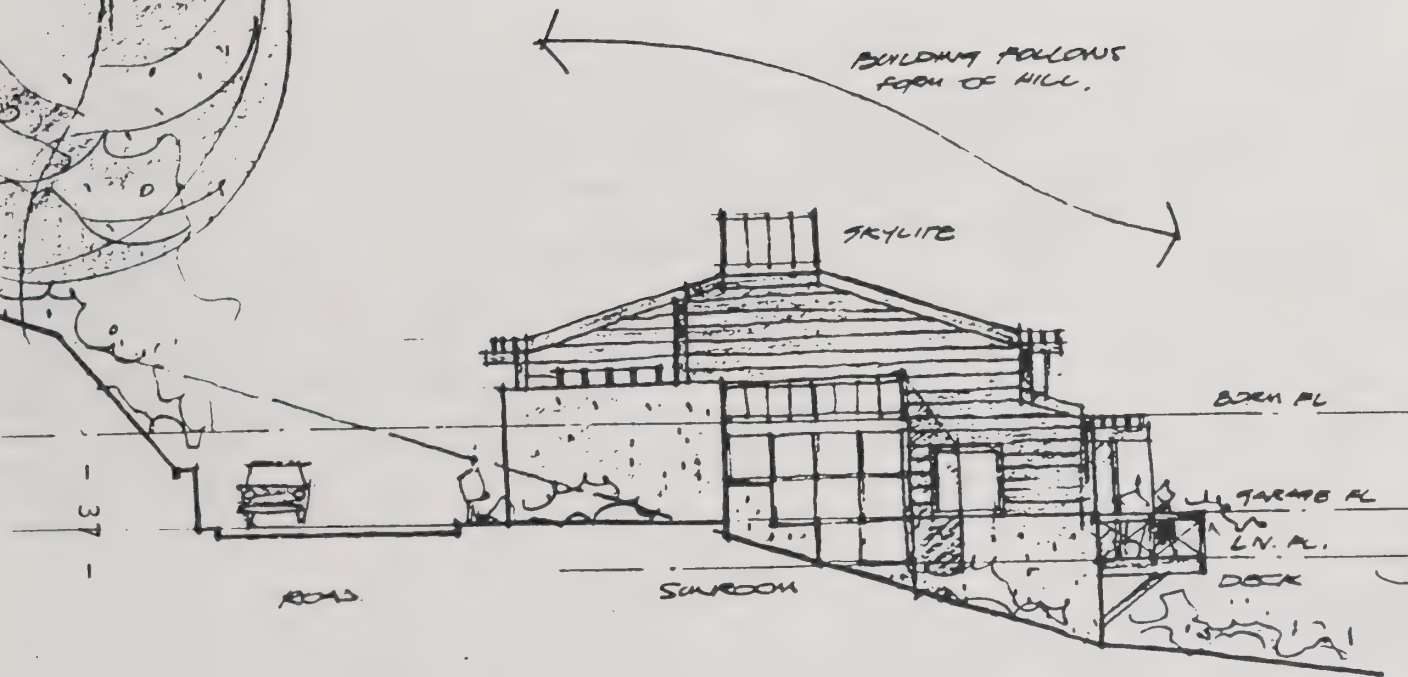
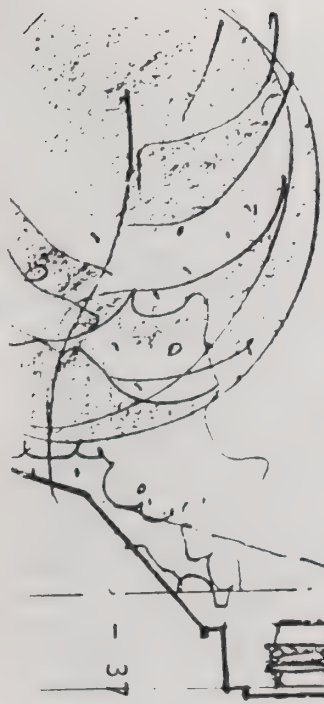
FRONT ELEVATION.

TYPICAL GROUP

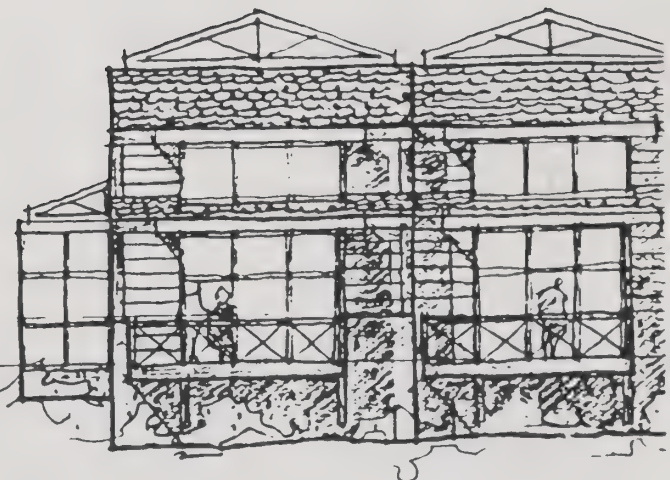


TYPICAL UP-HILL TOWNHOUSE
GLENWOOD ESTATES
SCOTT'S VALLEY.

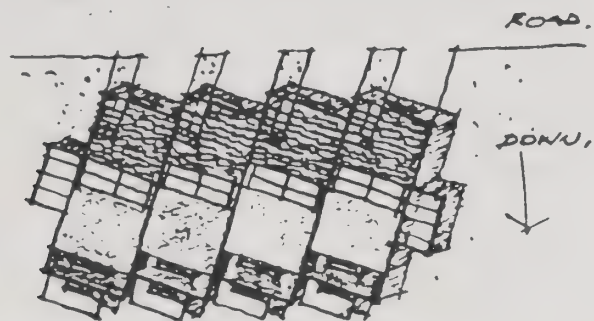
HAL MURPHY AIA. 2.26.70



SIDE ELEVATION.



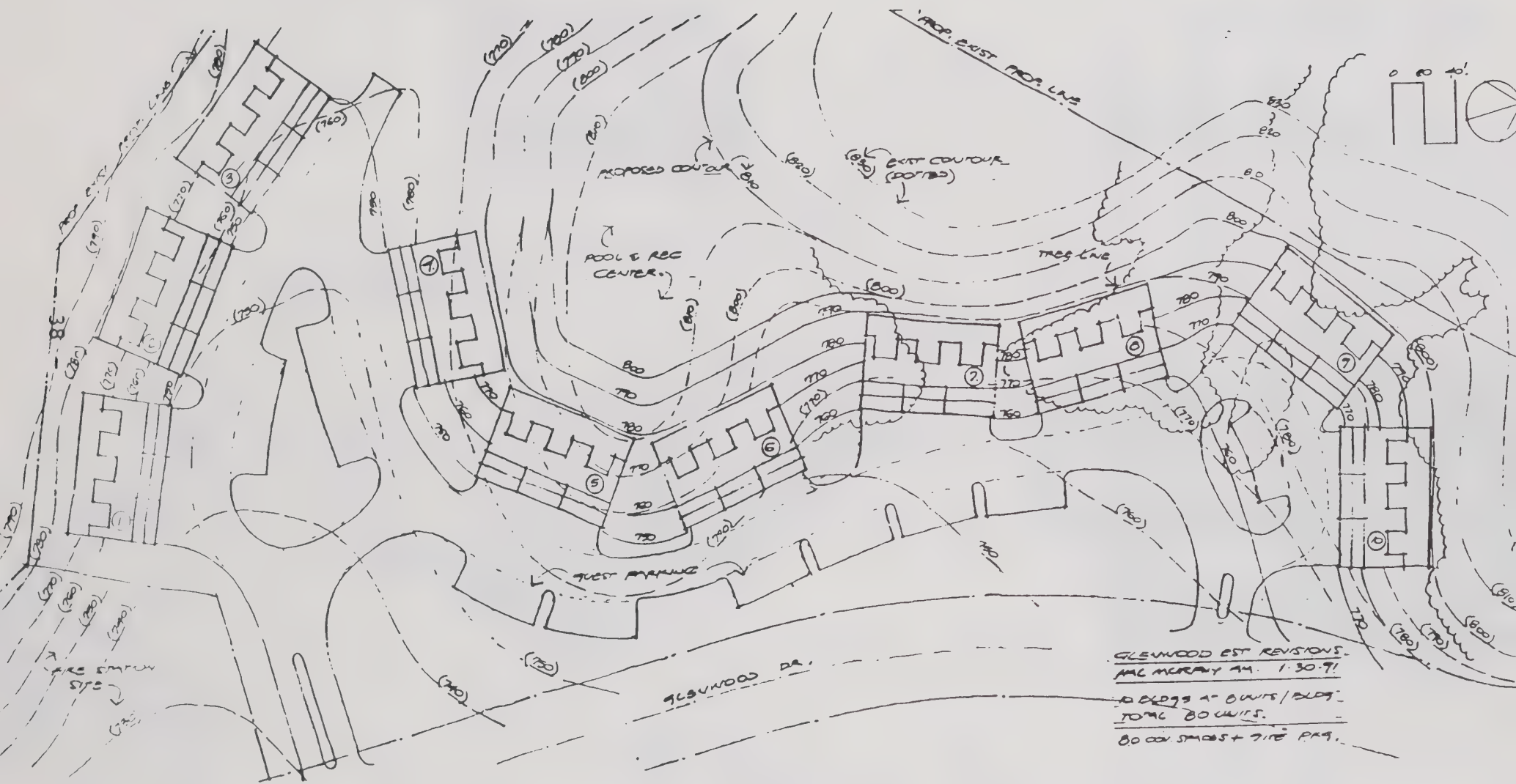
FRONT ELEVATION



TYPICAL GROUP

TYPICAL DOWN-HILL TOWNHOUSE
GLENWOOD ESTATES
SCOTT'S VALLEY.

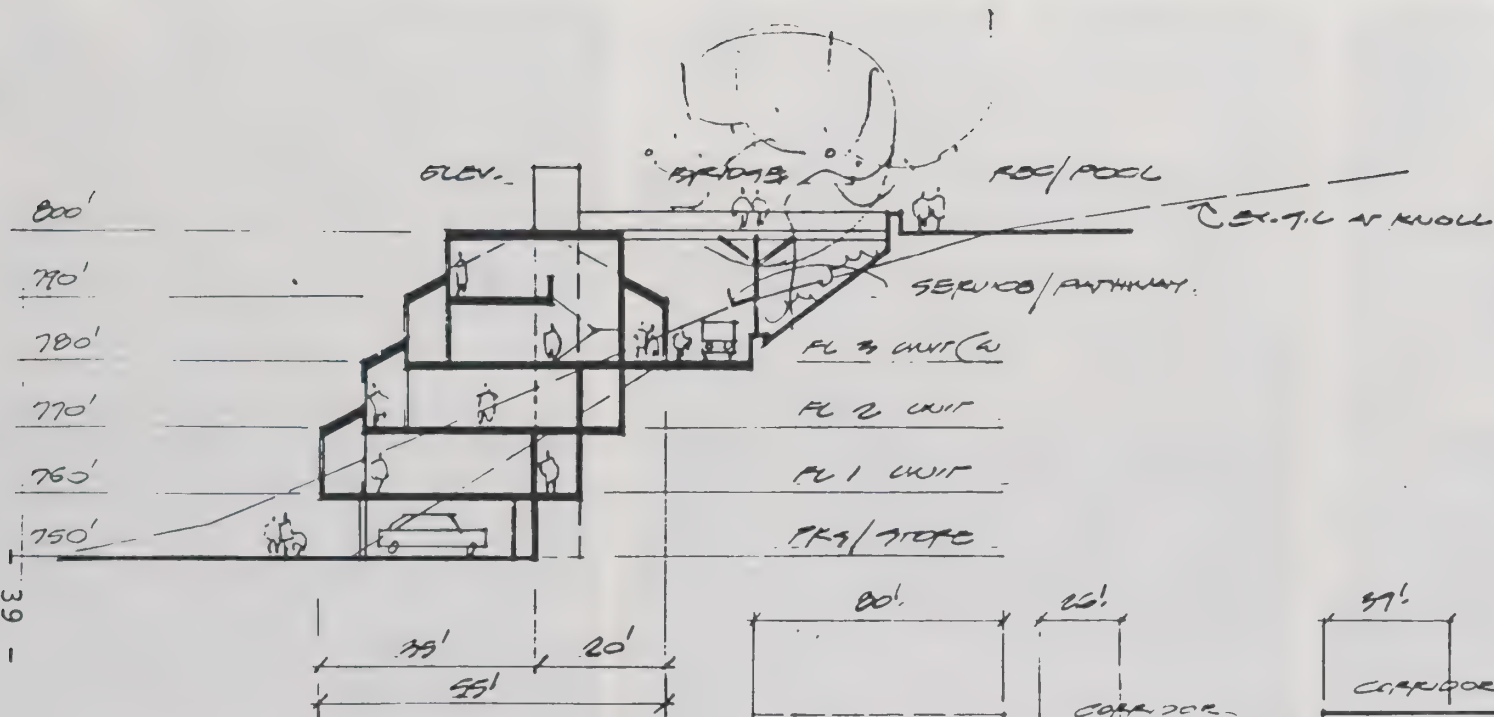
HAL MURPHY AIA. 2,26.70



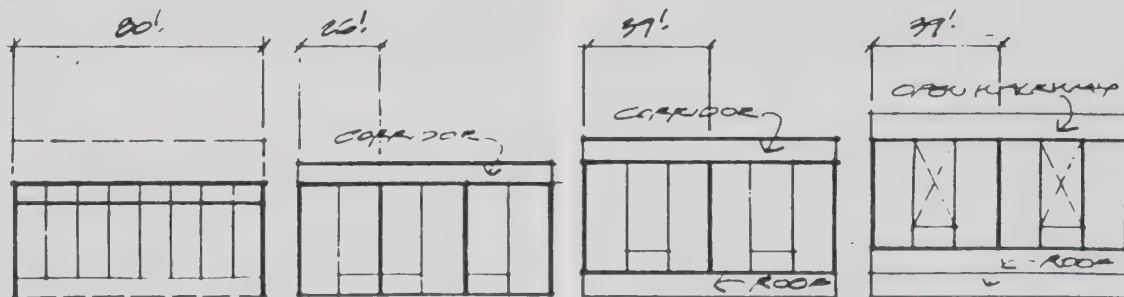
GLENWOOD EST REVISIONS
 MAC MURRAY AM. 1.30.71

10 BLDGS AT 6 UNITS/BLDG
 TOTAL 60 UNITS.

8000 SMOKE + FIRE PRG.



SECTION.
1" = 20'.

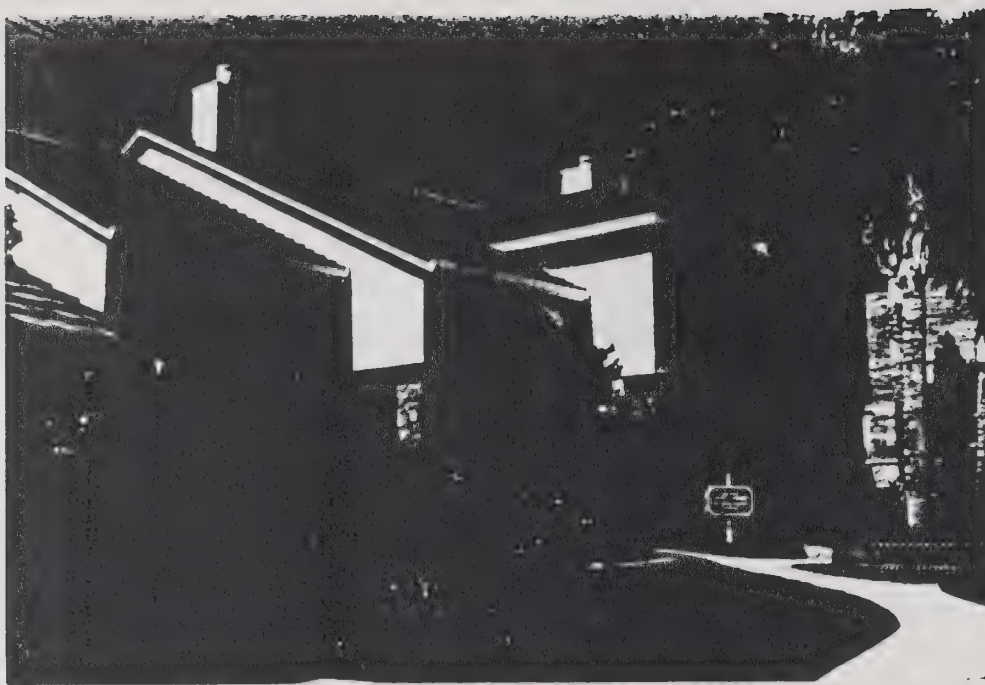


PARKING: STORAGE 9 SPACES
FL. 1. #3/180 UNITS. EX. 700 TF
FL. 2. #2/250 UNITS. EX. 1360 TF
FL. 3. #3/200/180 UNITS. EX. 1580 TF

SYNTHETIC FLOOR PLAN
P.A. INCL. DOCKS. 1" = 40'

GLENNWOOD EST REVISIONS
HAC MURPHY AM. 1. 30.71

APP. BUILDING CONCEPT

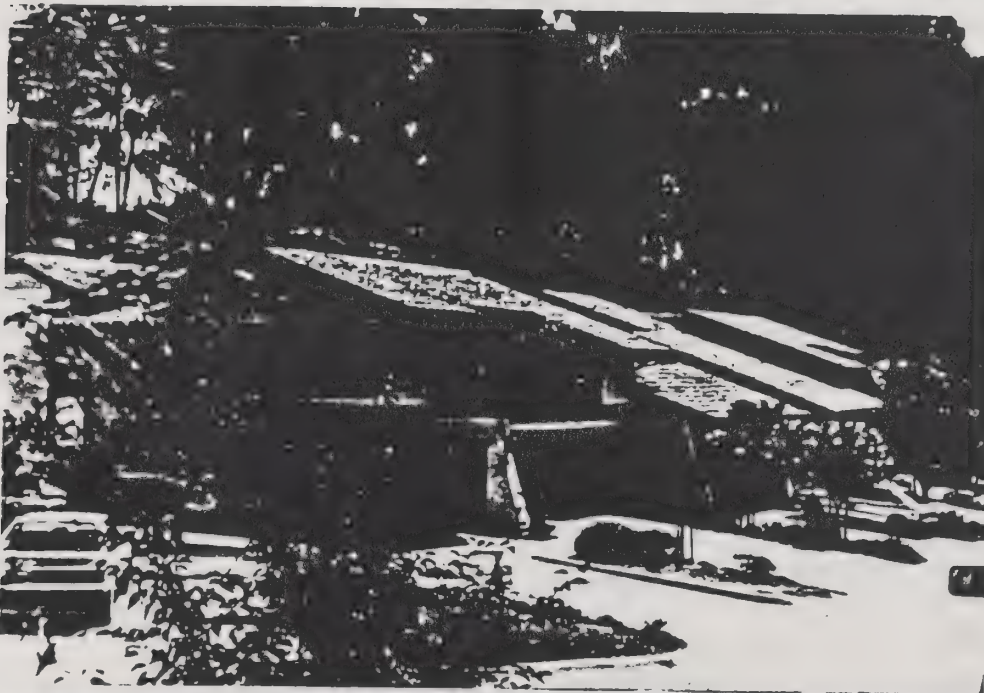


Semi-Custom
production
on a sloping
site





Townhomes -
sloping site



Custom home -
steep lot



D) The Golf Course:

When preparing the master plan for the golf course, primary consideration was given to the outstanding natural features of the property. Incorporation of these features and the natural beauty of the site without imposing unnatural solutions led to the concept of an executive length, i.e., more compact, course. The ridges, plateaus, terraces, and wooded areas are therefore incorporated close to their original state, rather than being altered to add length to the course. The final design of the course has the following par ratings and lengths for each hole:

FIRST NINE HOLES:

<u>Hole</u>	<u>Par</u>	<u>Yards</u>
1	5	490
2	3	170
3	3	155
4	4	290
5	4	365
6	3	140
7	4	320
8	3	240
<u>- 9 -</u>	<u>4</u>	<u>395</u>
TOTAL:	33	2,565

SECOND NINE HOLES:

<u>Hole</u>	<u>Par</u>	<u>Yards</u>
10	4	360
11	3	175
12	4	295
13	4	310
14	3	130
15	4	350
16	3	160
17	3	190
<u>- 18 -</u>	<u>4</u>	<u>375</u>
TOTAL:	32	2,345

3.2. Continued:

The playing length of this "executive" course is 4,910 yards, which is less than a "championship" course of 7,200 yards. However, all elements of the course, including tees, bunkers, and greens, have been designed with the look and playability of a championship course, and only the distance required to negotiate the plays is reduced. The course will appeal to medium- to high-handicap players, seniors, women, and juniors, and anyone whose schedule may not allow the added time to play a full-length course.

The grading plans for the golf course illustrate the variety of play and scenery which can be anticipated during a round of golf on the course. The first nine holes loop around the ridge areas on the west side of the property, providing extensive views over Scotts Valley and the Monterey Bay. The second nine holes follow the valley floor and cross the stream corridor into secluded canyons and woodland clearings, in complete scenic contrast to the first nine.

The design of the course incorporates tested safety requirements relative to housing, roads, and hiking trails. Landscape planting has been specifically placed to provide further protection from stray shots.

To maintain the natural setting of the golf course, rough areas outside fairway and playing areas will be revegetated with a local grass and wildflower mix. Propagation of planting in these areas will be enhanced by selective irrigation from the course system in accordance with approved maintenance programs. Natural wetland areas are either incorporated without disturbance or replaced in kind, to create playing challenges adjacent to the golf course. An existing reservoir and new lakes which also create scenic playing challenges for the golfers, and provide storage for irrigation or stormwater run-off.

3.2. Continued:

E) The Clubhouse:

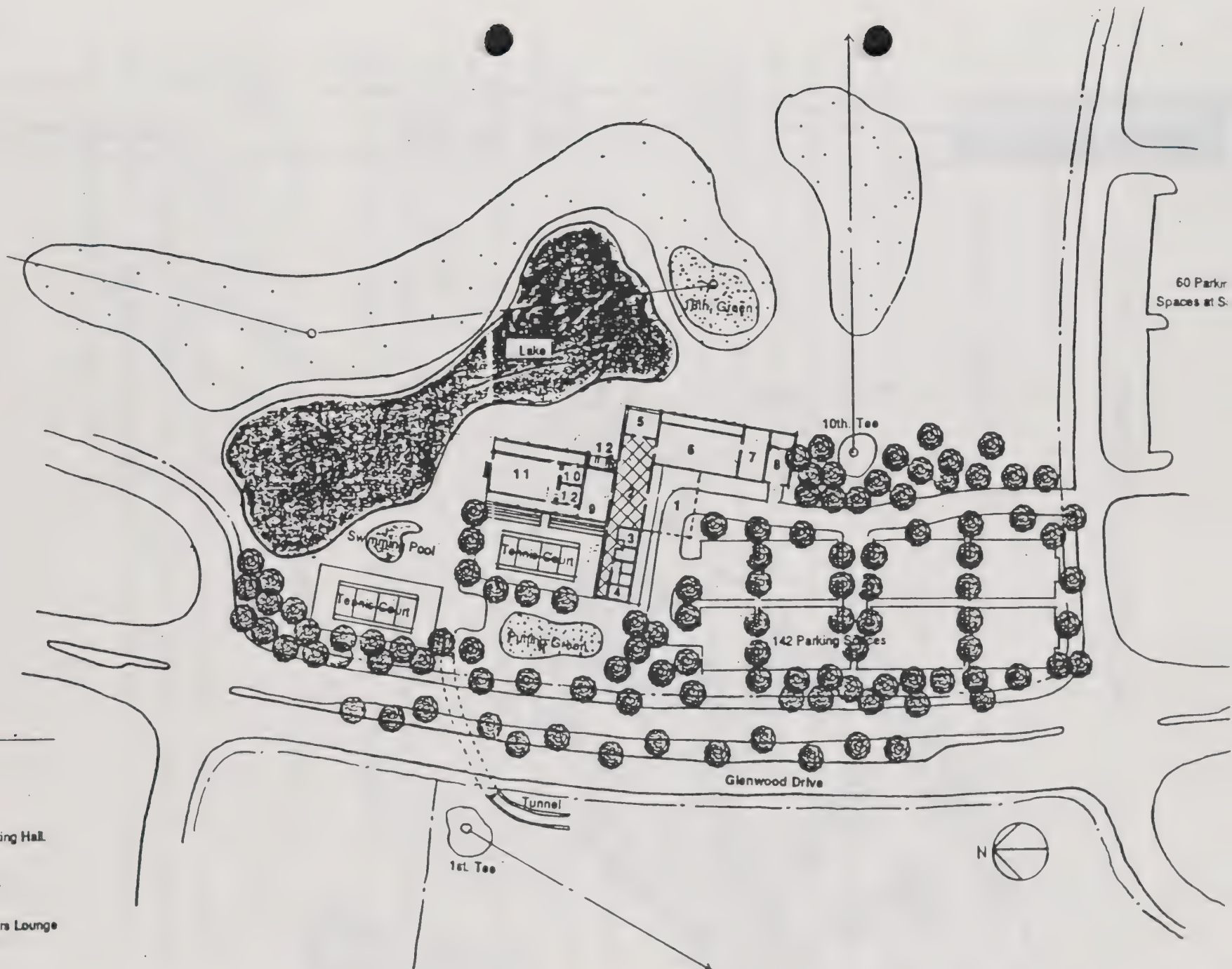
Preliminary layouts of the clubhouse have been prepared to determine the building area and its relationship to parking, access, and golf course control. The preliminary layout on pages 45 and 46 has been coordinated with the final grading plans and tentative map, but the clubhouse design can vary within these constraints and will be subject to final review by the City. The design for the clubhouse incorporates the following facilities:

		Approx. <u>Area (sf)</u>
Lower Level:		
- Cart barn and storage	-	6,000
- Locker rooms	-	1,225
First Level:		
- Bar and lounge	-	2,200
- Lobby and washrooms	-	1,500
- Food service area	-	500
- Pro shop and control room	-	1,225
- Veranda	-	1,100
Second Level:		
- Banquet/meeting room	-	2,600
- Kitchen	-	450
- Veranda	-	1,100

The design may also include a swimming pool and terrace, and a large practice putting green. Access between the golf cart barn and the tunnel under Glenwood Drive to Hole #1 has been coordinated with the site layout and relative elevations.

KEY:

1. Drop-off
2. Lobby
3. Public Toilets
4. Offices
5. Public Bar
6. Public Dining / Banquet / Meeting Hall
Golf Cart Storage Below.
7. Kitchen
8. Service Yard with Loading Dock
9. Pro Shop and Control
Public Locker Rooms Below
10. Service Functions For Members Lounge
Members Locker Room Below
11. Members Lounge
12. Stairs



SCOTTS VALLEY GOLF CLUBHOUSE

SHEET TITLE: SITE PLAN

1"=100' Total Parking Spaces 202

PROJECT NO.: 8723.02

DATE: 21 December 1988

HEP ARCHITECTS



SCOTTS VALLEY GOLF CLUBHOUSE

SHEET TITLE: AERIAL SKETCH

PROJECT NO.: 8723.02

DATE: 21 December 1988

HFB ARCHITECTS

4.0. THE INFRASTRUCTURE PLAN

4.1. Transportation:

A) Internal Traffic Circulation and Planning:

Public streets will be constructed to serve the complete project with main access provided from two points off Glenwood Drive, which connect loop roads to east and west portions of the project. The north area of the project will be serviced by an internal road, parallel to and separate from Glenwood Drive, which connects the East Loop and Canham Road. The road and pedestrian circulation is illustrated by the plans enclosed as pages 51 and 52.

A secondary access to the East Loop Road will be provided from Scotts Valley Drive adjacent to Vine Hill School. Cul-de-sacs will serve internal portions of the development, including the townhome sites, and three separate lots are accessed directly from Tabor Drive. Arch culverts with natural stone finishes will be constructed at the two stream crossings, and a golf cart tunnel is provided under Glenwood Drive at the clubhouse. All single-family lots will be accessed from internal roads and not Glenwood Drive.

Internal streets will be designed in accordance with City standards and provide a 36-foot-wide (curb to curb) roadway in a 50-foot right-of-way. Five-foot sidewalks will be provided along all internal streets, and right-of-way landscaping will be combined with lot frontage landscaping through the CC&Rs. Typical sections for internal streets and conceptual landscaping for Glenwood Drive are shown on pages 53 and 54.

4.1. B) Glenwood Drive Improvements within the Project:

Glenwood Drive will be widened or improved along the entire frontage of the project, including realignment of a short section. At the City's request, the two intersections with the loop roads will be fully signalized, including pedestrian/bike crossings, and an emergency signal will be provided at the new fire station access.

The widened portion of Glenwood Drive, from the project's south boundary to the second 4-way junction, will consist of two travel lanes separated by a landscaped median in an 80-foot right-of-way. Two bike paths, a 5-foot sidewalk, a 10-foot equestrian trail, and landscaping will also be accommodated in the right-of-way, as illustrated by the drawings enclosed as pages 51 and 52. The drawings also provide a layout of proposed striping, turnpockets, and pedestrian crossings at the signalized junctions.

North of the realignment, Glenwood Drive will be improved within the existing right-of-way, but not regraded. This portion will accommodate through-traffic only, and the bike path and equestrian trail will follow independent routes after the second junction.

C) Glenwood Drive to Scotts Valley Drive Improvements:

From the Scotts Valley Drive junction to the south boundary, Glenwood Drive will be improved within the existing right-of-way to provide two bike paths and one sidewalk, in addition to the existing travel lanes. The design will include continuity of street landscaping with the improvements described under Section 4.1.B) above.

4.1. D) Parking and Drop-Off Areas:

The road design incorporates drop-off and parking facilities at the existing and new school sites which provide 60 and 70 spaces respectively. The golf clubhouse provides 140 spaces, and parking spaces are available on most internal streets, but not on Glenwood Drive. The total site parking can be computed as follows:

		<u>Approx. No. of Spaces</u>
<u>On-Street Parking</u>		
5,350 linear ft., 34% single loaded	-	267
2,000 linear ft., 13% zero loaded	-	100
8,250 linear ft., 53% double loaded	-	<u>223</u>
Subtotal	-	590
<u>Off-Street Parking</u>		
Single-Family lots; 211 x 4.5	-	950
Townhomes; 66 x 3	-	<u>198</u>
Subtotal	-	1,148
<u>Supplemental</u>		
Golf Clubhouse	-	142
Proposed school site	-	70
Vine Hill School	-	<u>60</u>
Subtotal	-	272
TOTAL PARKING IN PROJECT	-	<u>2,010</u>

4.1. Continued:

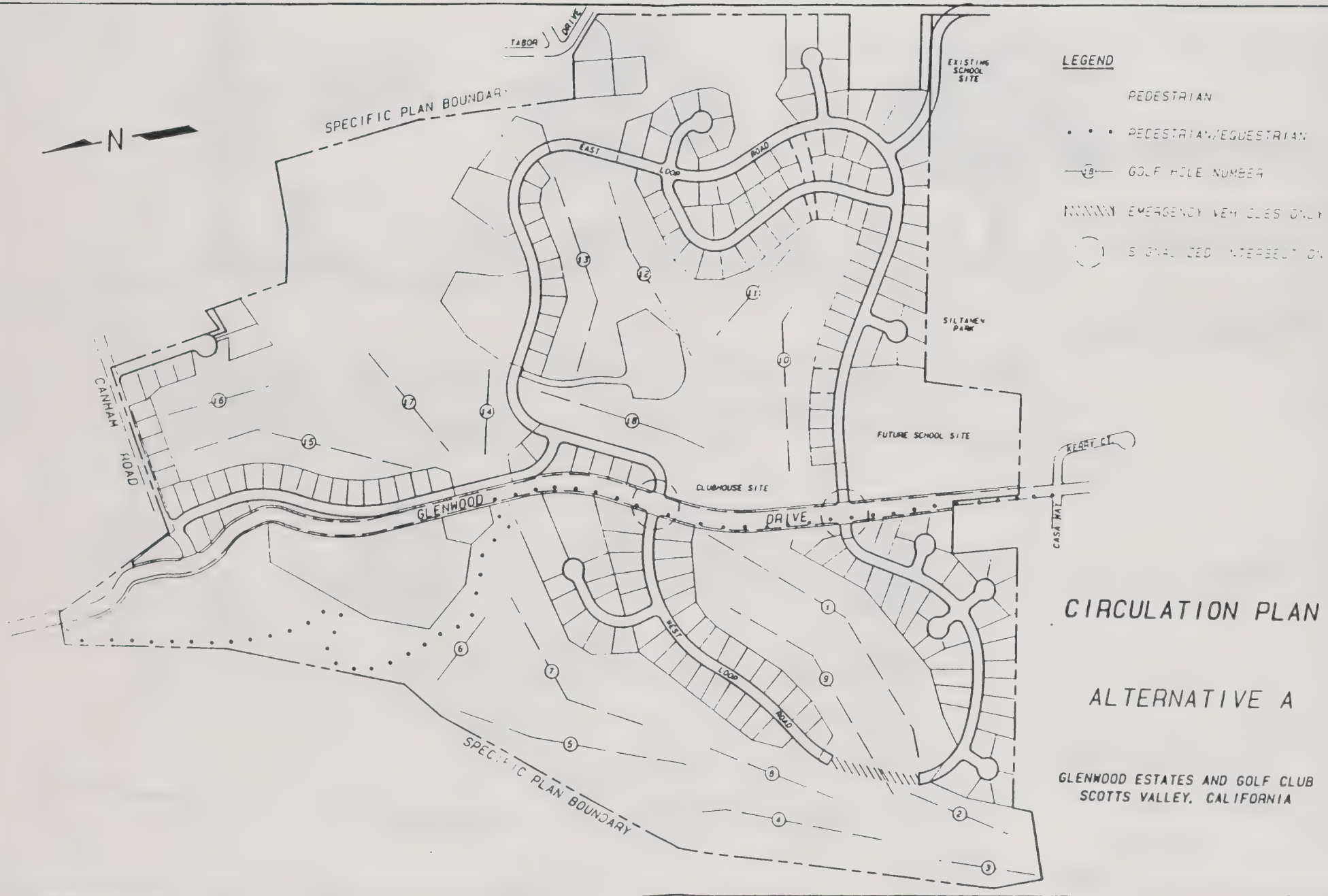
E) Pedestrian Circulation:

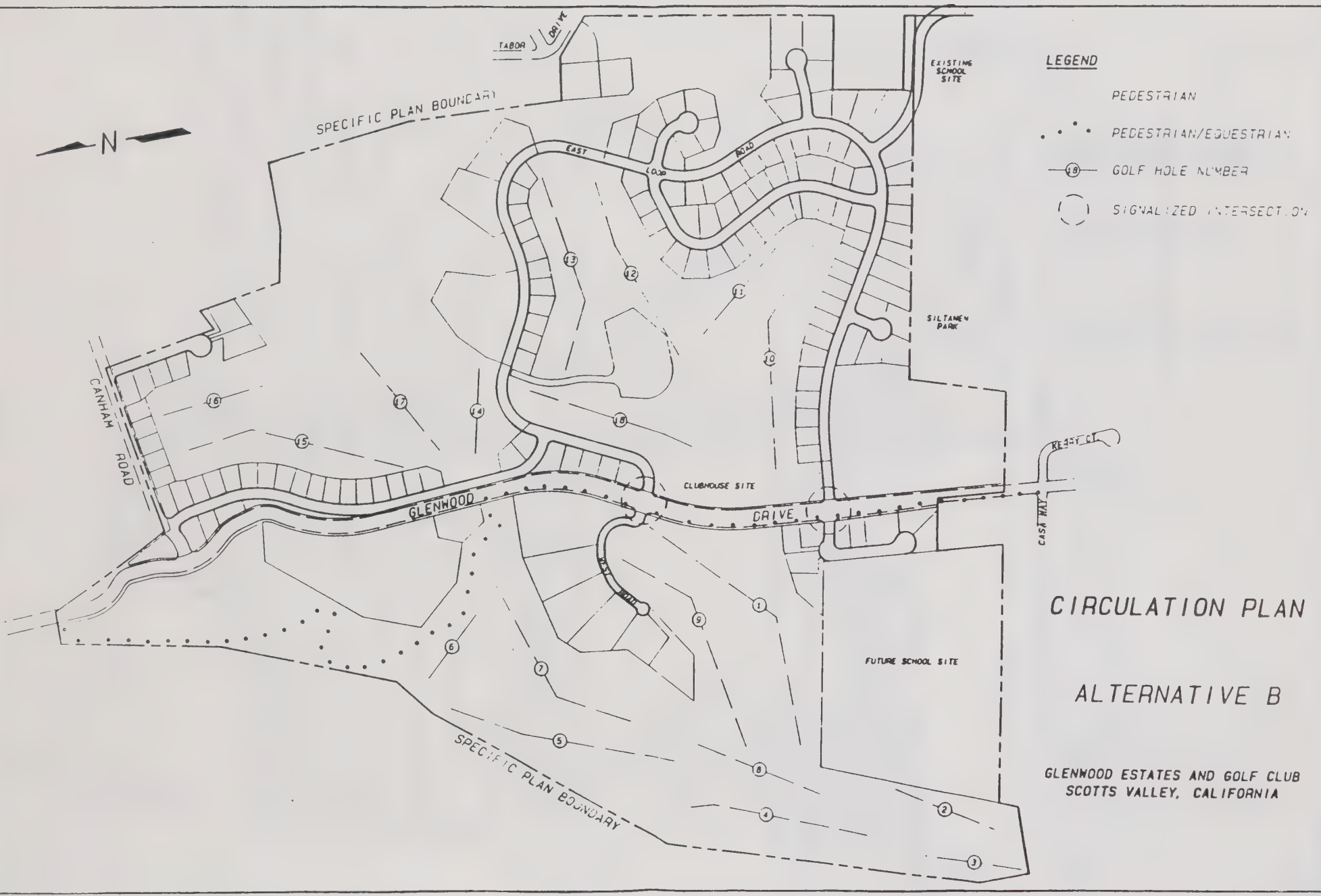
The typical street sections shown on page 53 incorporate 5-foot sidewalks through the project. On the west side of Glenwood Drive the sidewalk is replaced by an equestrian path, but signalized crossings facilitate transfer to the sidewalk on the east side.

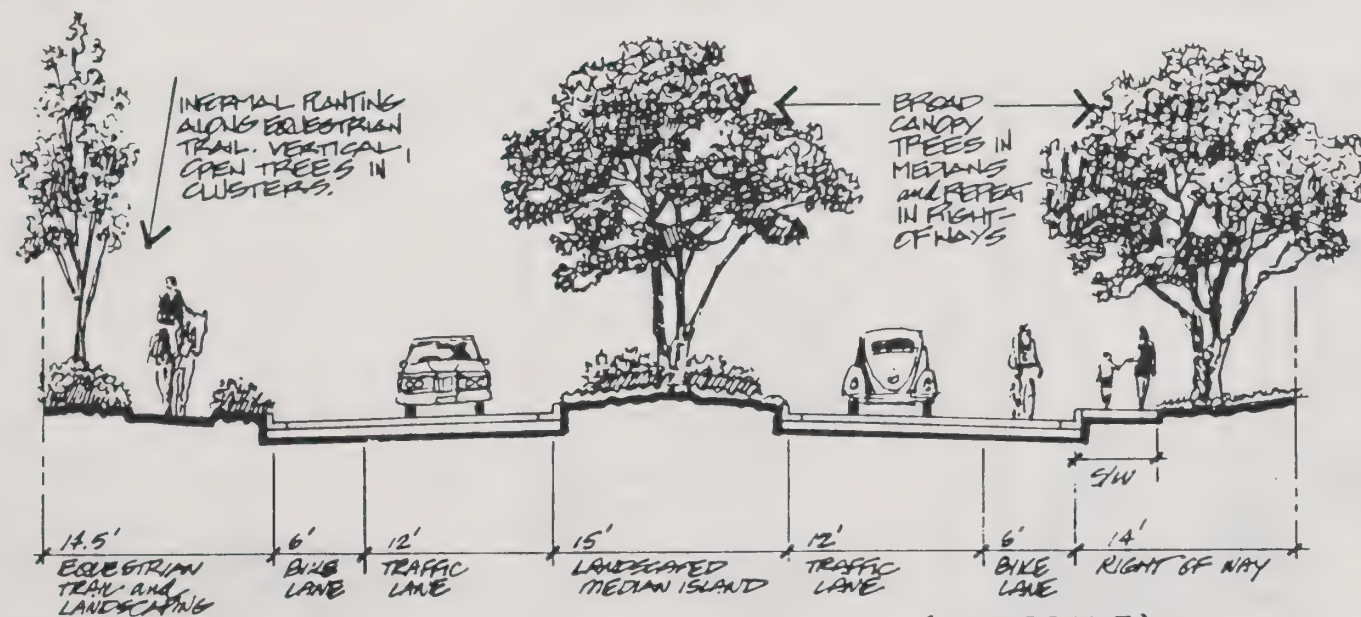
A 2½-mile hiking trail will be provided around the perimeter of the project, as shown on the circulation plan, and maintained by the Homeowners Association. A portion of this trail will double as an equestrian trail, linking the equestrian path on Glenwood Drive to the north boundary, as shown on the tentative map.

F) Grading:

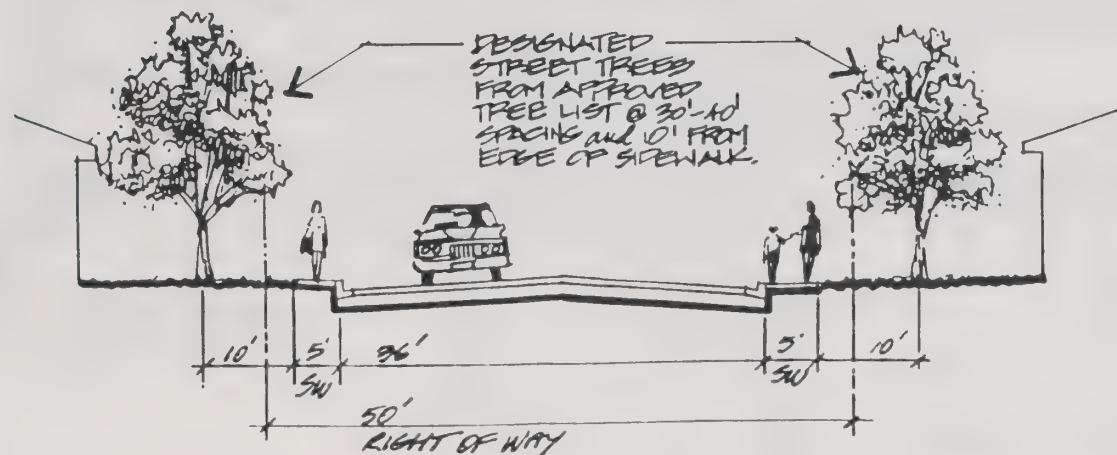
Grading for roads and building sites will be carried out in accordance with the City's Grading Ordinance, and the concept illustrated by the plan enclosed as page 55. The site planning emphasizes contour grading for roads and building sites, which follows to existing land forms and topography, and results in a natural appearance on completion of grading in the development areas. The grading operations will move earth from cut to fill to form the roads and buildings sites defined by the Engineer's grading plans, which will be reviewed and approved by the City's Department of Public Works. The southeast area of the site (Neighborhood A) requires the most significant grading to level the series of ridges, as previously noted.







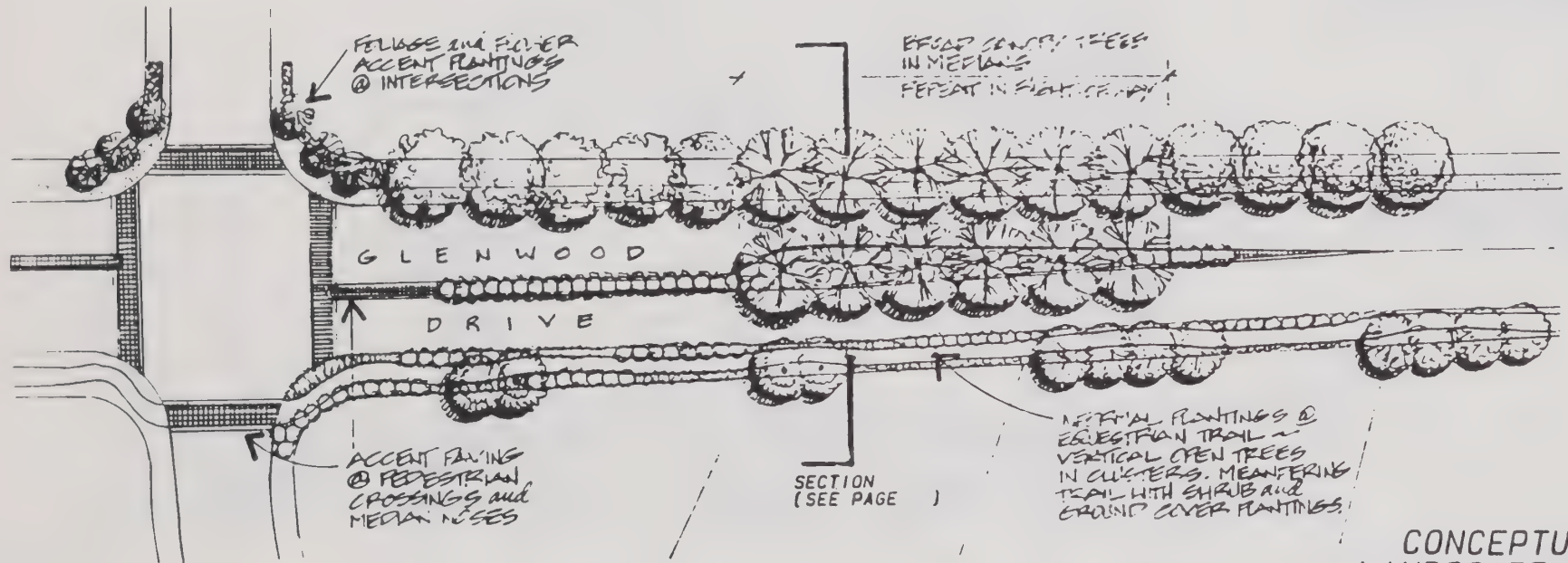
SECTION AT GLENWOOD DRIVE (NO SCALE)



SECTION AT INTERIOR STREET (NO SCALE)

TYPICAL STREET
SECTIONS

GLENWOOD ESTATES AND GOLF CLUB
SCOTTS VALLEY, CALIFORNIA



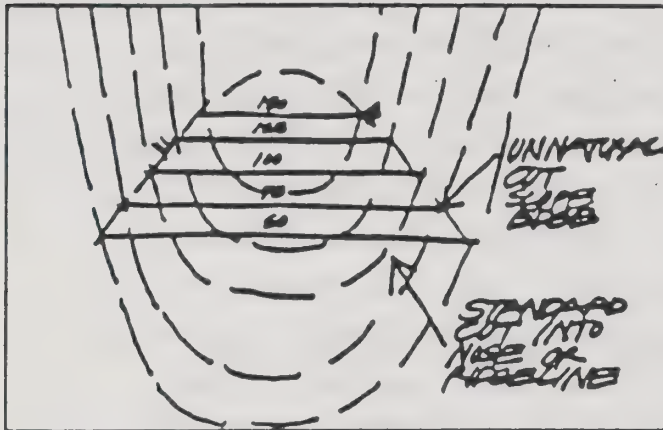
CONCEPTUAL LANDSCAPE PLAN

GLENWOOD DRIVE
SCALE: 1"=40'

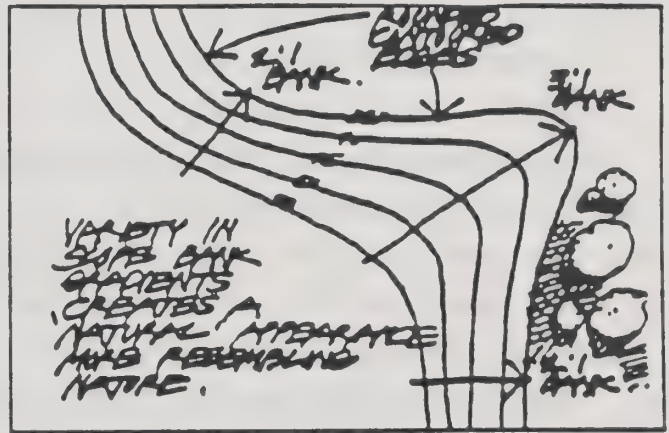
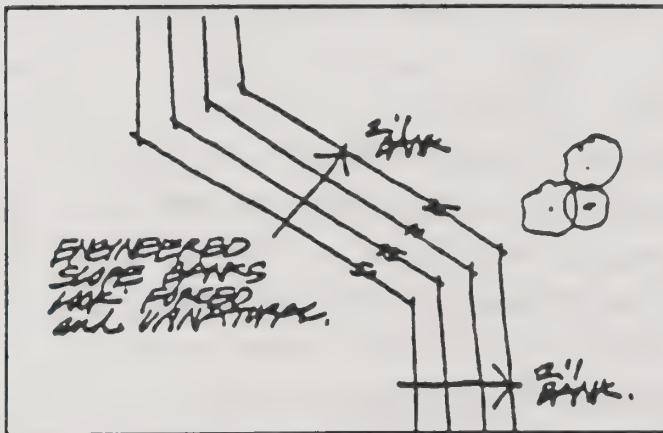
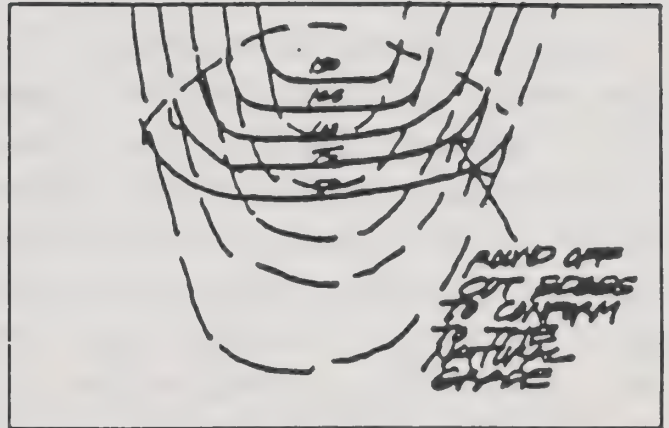
GLENWOOD ESTATES AND GOLF CLUB
SCOTTS VALLEY, CALIFORNIA

GLENWOOD ESTATES, SCOTTS VALLEY
CONTOUR GRADING CONCEPT

Not Acceptable



Acceptable



4.2. Water, Sewer, and Storm Drainage:

A) Storm Drainage and Detention:

The drainage system for the project will follow existing drainage patterns, with run-off directed to the central stream corridor. The system to be installed will be designed to accommodate storm flows up to and including a 100-year storm event. The volume of water exiting the project, where the stream crosses the southern boundary adjacent to Kerry Court, will be controlled through a series of surface water run-off detention basins which will be constructed in conjunction with the golf course. These lakes and wetland areas will effectively detain stormwater run-off and lessen the potential for erosion downstream from the project during storm conditions.

The drainage system and detention facilities will be designed in accordance with City and other applicable ordinances. The concept design for the stormdrain pipework and detention basins are shown on the plans enclosed as pages 60 and 61. The golf course grading drawings provide details of the lakes and wetland swales which provide approximately 10 acre-feet (or 2.7 million gallons) of detention capacity. These areas will be graded and landscaped in a natural manner, to provide water features in conjunction with the golf course design.

Stormwater run-off from the southwestern area of the project currently flows across Casa Way and through Kerry Court and causes flooding during heavy storms. The new drainage system will intercept this run-off and channel it to the main creek through the system of ditches, pipework, and detention ponds shown on the drawings. By diverting the storm run-off the new system will lessen the potential off-site flooding in the Kerry Court/Casa Way neighborhood.

4.2. Continued:

For safety reasons, the drainage plan relocates a seasonal stream corridor through the school site, which requires a permit from the Department of Fish & Game. The new stream will be constructed according to the requirements of the mitigation plan to be agreed with the Department of Fish & Game. Under Alternative , the stream corridor through the school site will be retained.

B) Water Supply and Irrigation:

A program of water system improvements has been established jointly by the City of Scotts Valley and the Scotts Valley Water District. The proposed improvements will serve the northerly portion of the City, including the Glenwood Estates site. The facilities, which are funded through assessment district financing, include a 250,000-gallon water reservoir, a new water production well, and water transmission pipelines, and start of construction is anticipated for the summer of 1991.

City policy requires that the golf course should not be irrigated with water from the City's (drinking) water system. To serve this project it is necessary to install a tertiary water treatment system at the City's existing sewer treatment plant, connected to the secondary treatment system already in place. This will enable the plant to produce up to 400,000 gallons of reclaimed water daily, which will satisfy maximum irrigation demand during a dry summer. Operation of the reclamation system and management of the irrigation program will be in accordance with the State's Title 22 regulations, and these include detailed requirements for water quality control and inspection. The reclamation water system will be operated by the City, which will sell water to the golf course operator under contract, and the irrigation program will be controlled by the golf course superintendent in accordance with Health & Safety Code Section 6950, et. seq.

4.2. Continued:

An existing agricultural reservoir, which has a storage capacity of 5 million gallons, will be used to balance supply and demand rates after reconstruction of the retention dam. The reservoir has a surface area of 2.2 acres, and a 1-foot change in the water level represents 600,000 gallons. This lake will be connected to the treatment plant by a reclaimed water pipe system, which has been installed with the Scotts Valley Drive trunk sewer, using funds provided by an assessment against the Glenwood Estates project.

Adoption of this Specific Plan will be a finding and declaration by the City Council of Scotts Valley that the land use as a golf course, and pursuant to Health and Safety Code Section 6950 et. seq., the formation of an on-site wastewater disposal zone for golf course irrigation is consistent with the SVGP zoning ordinances and other land use regulations.

C) Sewer:

Sewer trunk mains are located at the southern boundary of the project as a part of the second phase of the North Scotts Valley Trunk Sewer Project. An extension to the plant has been designed and will provide the additional capacity required, if all of the anticipated development in the City proceeds as planned. The facility currently provides a secondary level of treatment prior to discharge to the Pacific Ocean. This project would add a tertiary stage to provide irrigation-quality water for the golf course and other non-potable water uses for the City.

4.3. Energy

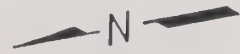
Electricity for the project will be provided by PG&E, and coordination has been established regarding requirements and advances for underground lines. The project developers and planners will consult with PG&E and incorporate current energy conservation techniques, including:

- Solar orientation to reduce energy needs.
- Use of low-intensity landscape lighting.
- Use of energy-efficient water pumping methods.






All new buildings constructed shall be in conformance with Title 24, Part 6, Div. T-20, Chapter 2 of the California Administrative Code.

4.4. Fire Protection

The Scotts Valley Fire Protection District has indicated that a new fire station is necessary in the north area of Scotts Valley. A fire station site has therefore been incorporated in the project design. The fire station will be constructed by the Scotts Valley Fire Protection District.



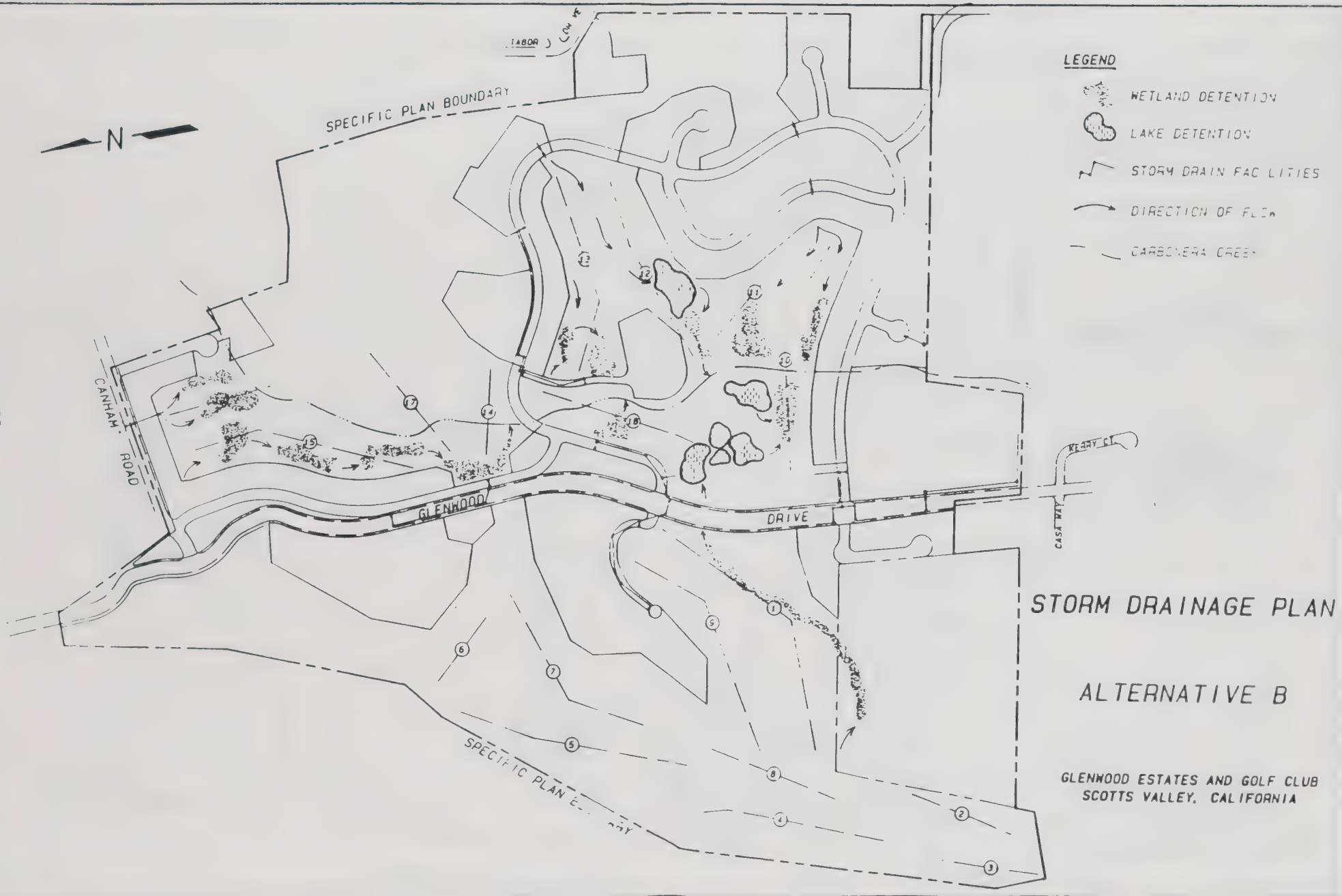
LEGEND

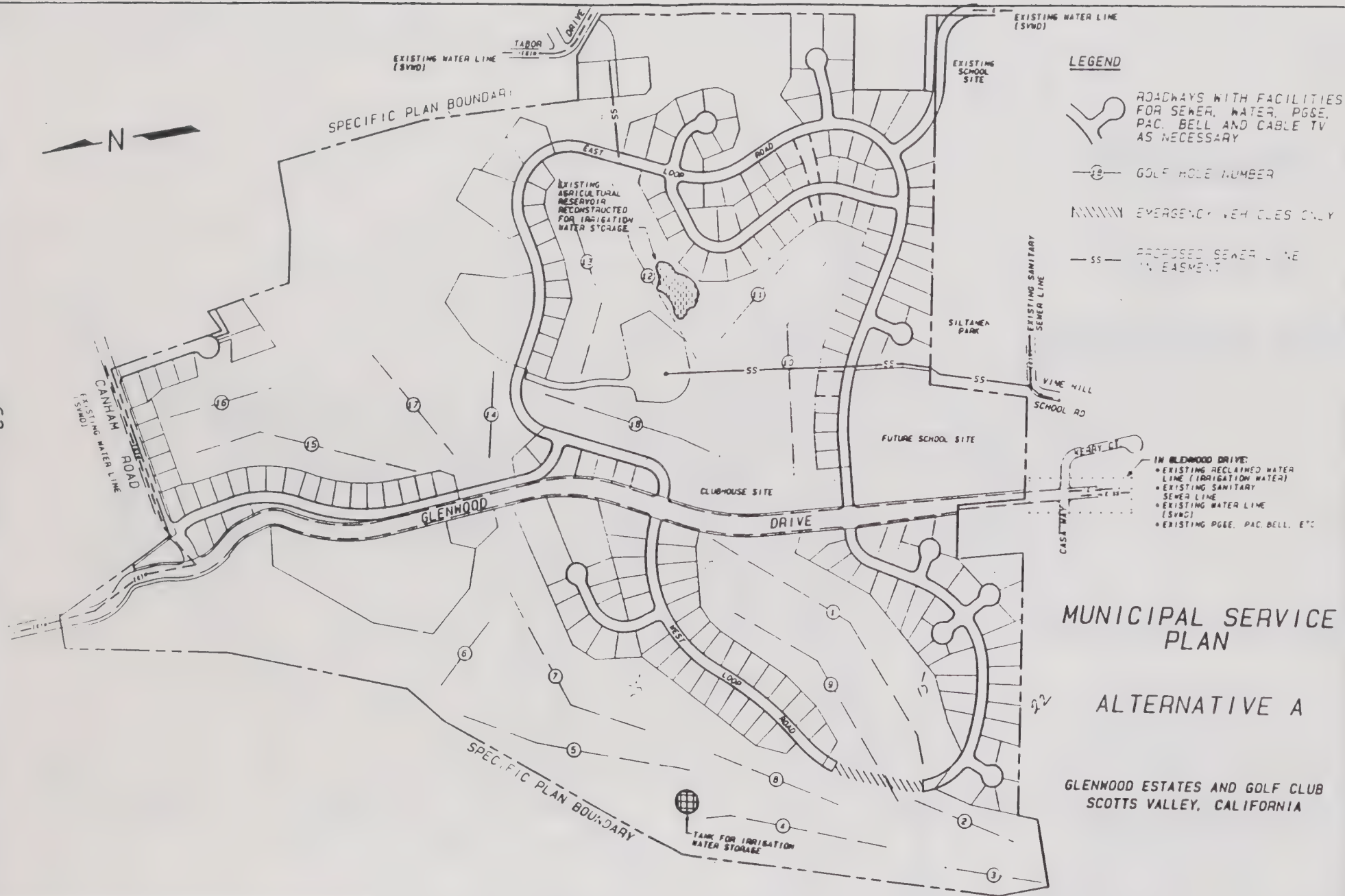
-  WETLAND DETENTION
-  LAKE DETENTION
-  STORM DRAIN FACILITIES
-  DIRECTION OF FLOW
-  CARBONERA CREEK

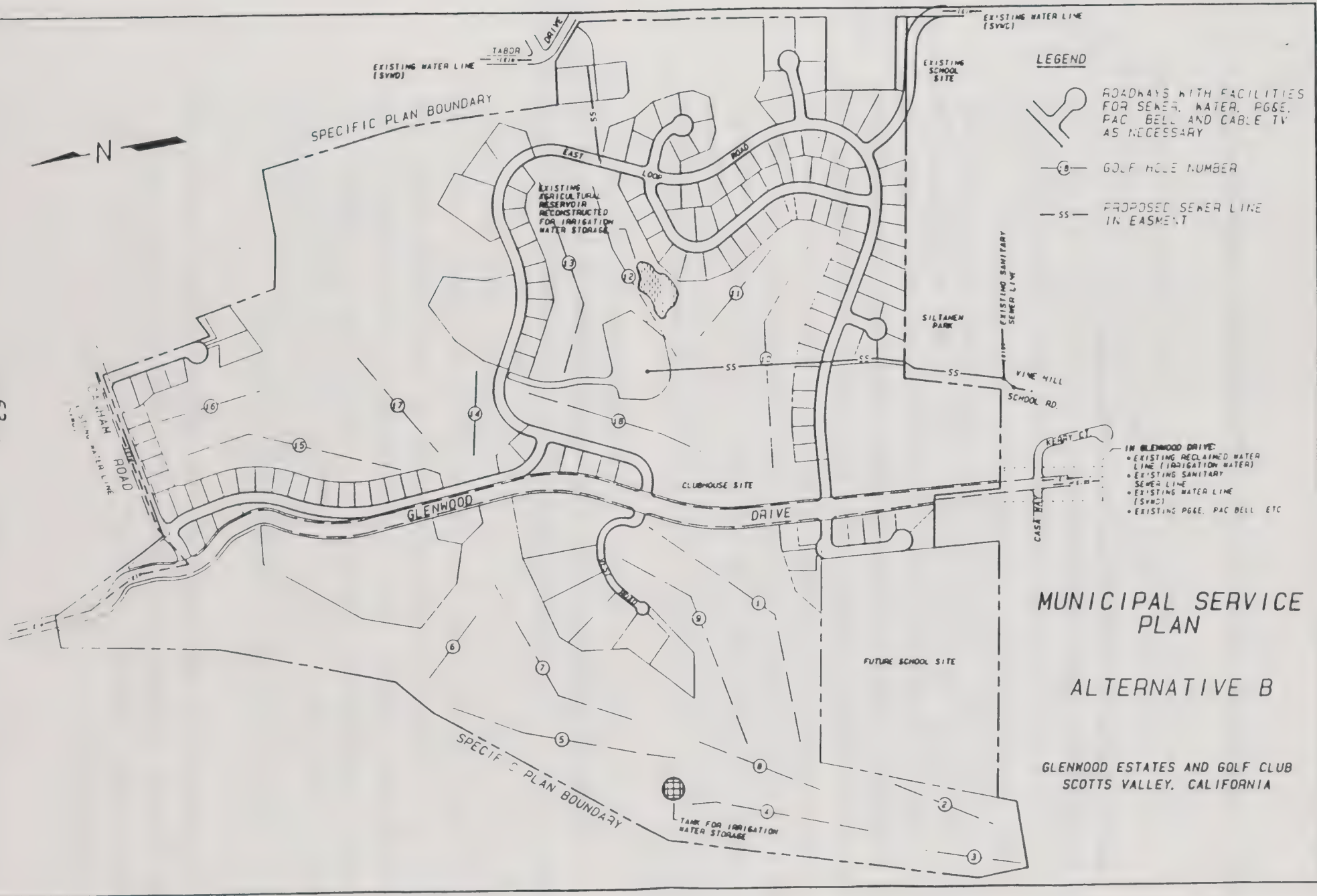
STORM DRAINAGE PLAN

ALTERNATIVE A

GLENWOOD ESTATES AND GOLF CLUB
SCOTTS VALLEY, CALIFORNIA







5.0. PROGRAM OF SPECIFIC PLAN IMPLEMENTATION MEASURES

5.1. Descriptions of Regulations and Ordinances for Specific Plan Implementation

The Specific Plan is consistent with the SVGP. When approved by the City Council, the Specific Plan will be the governing document for development within the project. The Specific Plan serves as a basis for redistribution of existing zoning for that portion of the project within the incorporated city limits of Scotts Valley. The portion of the project lying within the jurisdiction of the City of Scotts Valley will be Planned Unit Development (PUD), and Public/Quasi-Public Uses for a school and a fire station. That segment of the project lying in the jurisdiction of the County of Santa Cruz will remain Timber Production Zoning and will be utilized as open space recreational golf course.

A precise development plan for the PUD shall be prepared in accordance with the zoning regulations under City Ordinance Section 17.38, et. seq., and submitted with the use permit application. Upon approval of the precise development plan by the Planning Commission or by the City Council on appeal, and after approval of a tentative subdivision map by the City Council, the Planning Director shall issue a PUD permit for the project. The PUD zoning regulations referred to above may be applied to subsidiary land uses within the overall PUD, as defined by this Specific Plan. After tentative map approval, a final map shall be recorded, and grading and building permits issued.

A grading and use permit for the Specific Plan Area located in the County jurisdiction shall be processed and issued in accordance with Sections 13.10.45 and 13.10.355 of the County zoning regulations.

5.1. Continued:

The use of reclaimed water to irrigate the golf course, and its supply from the City's treatment plant, will require a Discharge Permit from the Regional Water Quality Control Board (RWQCB). This permit will be issued in accordance with Title 22, Division 4, Section 60301 of the "Wastewater Reclamation Criteria".

A discharge of fill in wetland areas requires a Predischage Notification to be issued by the Corps of Engineers under Section 330.5(a)26 of the "Nationwide Procedure". Upon receipt of this Notification, the State Department of Fish & Game will issue written authorization to proceed with the work.

5.2. Capital Improvements Program

The Owner of the Glenwood Estates and Golf Course Project has made an economic feasibility study and has determined the proposed project is a commercially-viable project.

5.3. Financing Measures for Implementation

A) Assessments/Marks-Roos:

The City may establish a Sewer Assessment District, a Water Assessment District, and a Marks-Roos Program to finance public improvements within the City of Scotts Valley. Approximately 85% of the on- and off- site improvements will be adopted by the City on completion of the project, and funding would be established through the Assessment Districts or Marks-Roos Program for the public improvements and associated fees. The Owner's agreement and/or application will be required as appropriate.

B) Conventional Construction Loan:

Depending on market demand and project cost, the Owner may apply for construction loan funding from the larger Banks or Savings & Loan organizations. The land is owned free and clear and may provide the security required to obtain a construction loan for the site improvements. Income from the sale of lots to building contractors or individuals would then pay down the construction loan. The Owner has prepared appropriate feasibility studies for the housing portion of the project.

C) Golf Course:

The feasibility study assumed a privately owned and operated course with income from membership and daily (public use) fees. This study clearly showed that the proposed 18-hole golf course will be a profitable venture, based on current market demand. Financing for the golf course and clubhouse may be obtained on the basis of the feasibility study, in combination with equity participation from an owner/operator joint venture or similar. Funding for the City sewer plant improvements, to provide irrigation water, may be established through the proposed Sewer or Water Assessment Districts, or by a long-term contract between the City and the Owner to sell water to the golf course.

5.3. D) Development Impact Mitigation Fees:

The City has recently approved an ordinance establishing a development impact mitigation schedule for all development in the City of Scotts Valley. The purpose of the fees may be to finance public facilities, to reduce the impacts of development on public services and facilities caused by new development. Excluding the Parks & Recreation portion of the fee schedule, the development described in this Specific Plan may generate approximately \$7,500 per dwelling unit in impact fees (or \$2 million for the proposed plan).

E) City Fees:

The City's current fee schedule, plus fees for the school, water, and fire districts, may produce a further approximately \$7,200 per dwelling unit through to building permit (or \$1,987,000 for the proposed plan).

F) Utility Companies:

PG&E and other utility companies not funded through E) above may charge standard connection fees for providing services to the project.

G) Overall Feasibility:

The method of financing selected for each portion or phase of the development will ultimately depend on availability and interest rates. Feasibility will be the critical factor in securing financing for the project, and based on current cost and market demand, the project has been determined to be commercially feasible.

H) Golf Course Feasibility:

The Owner has retained Economics Research Associates of San Francisco to prepare an economic study of the proposed golf course which has determined that the proposed golf course is commercially feasible.

5.4. Phasing

The phasing of the Glenwood Estates Development will reflect various conditions and factors influencing the project implementation, and these include:

- A) Current projected trends in housing demand
- B) Absorption rates for dwelling types
- C) Availability of financing
- D) Development and timing of infrastructure and other improvements
- E) Competition from other regional projects

The site improvement phase will incorporate site grading, roads, services, golf course grading and planting, irrigation, golf clubhouse, and mitigations required by the Environmental Impact Report and City Permits. This phase will be fully constructed over a period of approximately 12 months, after all of the required permits have been issued and the considerations above have been satisfied. Establishment of landscaping and planting for the golf course will take approximately 6 months after completion of the site improvement construction contract.

5.4. Continued:

Construction of individual or groups of homes will proceed immediately following completion of the site improvement phase and acceptance of the work by the City of Scotts Valley. The rate of absorption during the housing construction phase will depend primarily upon the factors summarized in A), B), and E) above. The range of housing proposed allows for custom homes by individual builders, groups of homes by builder/developers, or multi-family homes by builder/developers. The various types will probably be under construction simultaneously during the housing construction phase. Construction and absorption of the housing could take from 3 to 6 years, depending on the factors previously referred to.

5.5. Long-Term Administration

A Homeowners Association will be organized to administer and maintain the following:

- A) Common open space and recreation facilities (excluding golf course)
- B) Architectural integrity and consistency

A contract will be entered into with the golf course operator, to maintain open space for flower reserves and wetlands adjacent to the golf course, to standards defined by mitigation agreements with the Department of Fish & Game and the Corps of Engineers.

**CLARIFICATION OF "SPECIFIC PLAN FOR
GLENWOOD ESTATES & GOLF COURSE DEVELOPMENT - July 12, 1991"**

*Prepared for October 9, 1991
Planning Commission Meeting*

1. The Specific Plan is for a maximum density of 276 residential units.
2. The residential units will be developed under the "Planned Development" concept, which provides flexible lot sizes for the lots to be created.
3. After the final lot size is established, the setbacks, lot coverage, etc., shall be as indicated on Page 31 of the Specific Plan.
4. The golf course development includes a golf clubhouse and banquet facility, and may include a swimming pool, tennis courts and putting green.
5. The golf course will be irrigated with reclaimed water provided by the City of Scotts Valley Sewage Treatment Plant unless environmental mitigation measures restrict the use of reclaimed water.
6. The land uses shown on the Specific Plan will be generally located in the areas identified in either Alternative A or in Alternative B.
7. A connection from Glenwood Drive to Tabor Drive is proposed for the project. In the event the location near Vine Hill School shown on Alternative A and Alternative B cannot be constructed, alternate emergency access to the subdivision shall be provided from Glenwood Drive on the east to Tabor Drive on the west. The emergency access will meet the requirements of the Scotts Valley Police Department and the Scotts Valley Fire District.
8. The zoning districts identified on Alternative A (Page 25 of the Specific Plan), and Alternative B (Page 27 of the Specific Plan), are general indications of zoning districts and lot sizes that may result when the project is developed. The specific zoning districts and the zoning boundaries shall be determined after the submittal of a tentative subdivision map.
9. The golf course shall be an 18-hole "executive" length course of approximately 4,800 to 5,000 yards. The golf course will be constructed within 12 to 18 months after approval of the project.
10. The interior road east of Glenwood Drive is not intended to be a continuous loop road, but will be as represented on Page 51 of the Specific Plan (circulation plan for Alternative A). Emergency access will be provided between the two roadways.

11. The equestrian/pedestrian trails are intended to connect with existing or proposed County trails at the boundaries of the development.

12. All agreements/approvals from affected entities shall be secured in writing prior to returning to the City of Scotts Valley.

These comments are intended to clarify the Specific Plan for the Glenwood Estates and Golf Course development.

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10/4/91



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11. The University of California, Berkeley, is a public institution of higher learning and research, and as such is subject to the provisions of the California Public Access Act (CPAA), which requires that certain documents be made available to the public.

12. All documents, reports, and other materials prepared by or for the University of California, Berkeley, and which are not otherwise exempt from public access, shall be made available to the public in accordance with the provisions of the CPAA.

13. The University of California, Berkeley, is committed to the principle of open access to information, and it is the policy of the University to make available to the public all documents, reports, and other materials prepared by or for the University, except where such documents, reports, and other materials are exempt from public access under the provisions of the CPAA.

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